

# THE CITY OF OAKLAND

## PROPERTY TAX NEWSLETTER

### TAX YEAR 2023/24



**TAXABLE ASSESSED VALUE**  
**\$86.0 BILLION**

**+6.6%**  
**OAKLAND**

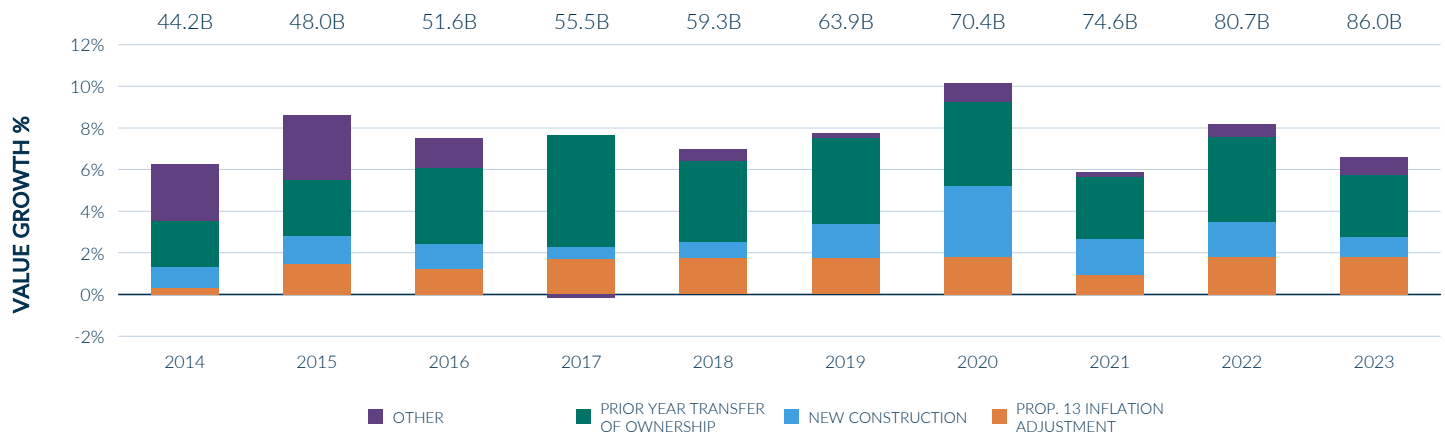


**+7.1%**  
**COUNTY**



### HISTORY OF VALUE CHANGES BY CAUSE

INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values



### PROPERTY HIGHLIGHTS

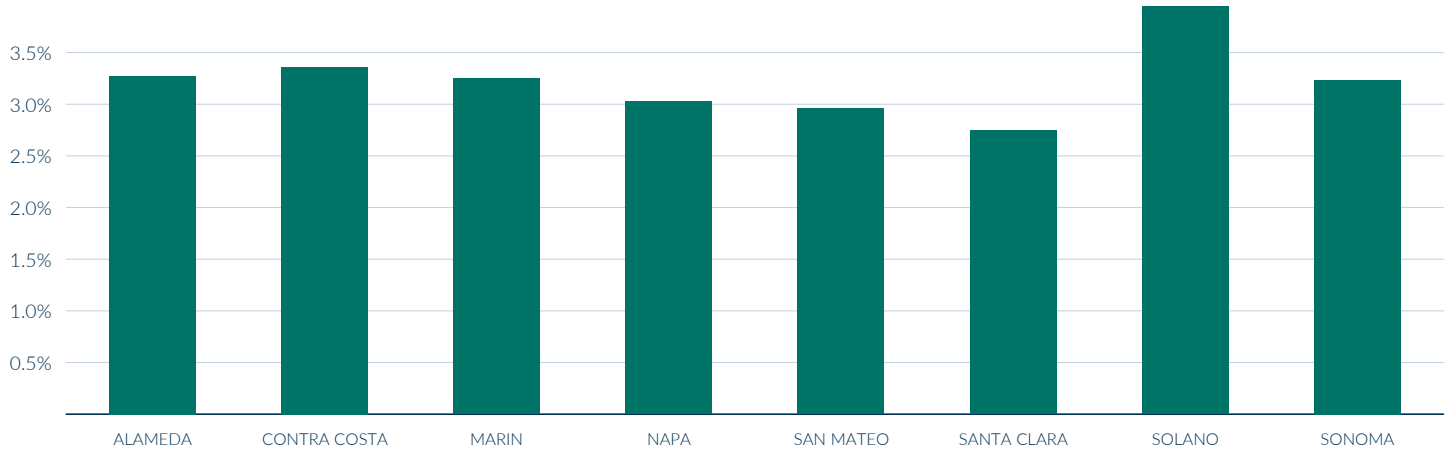
The largest secured roll increase was reported on a developing vacant property owned by CV OW Parcel J Owner LLC at 37 8th Avenue with growth of \$116.6 million. This is part of the Brooklyn Development in the Brooklyn Basin of Downtown Oakland. This is an 8-story residential building under development. A commercial property owned by 300 F Ogawa Plaza LP at the same address on Frank Ogawa Plaza reported an increase of \$94.1 million between tax years after this property was revalued after the current owner purchased the property in 2021. This is an office building in Uptown Oakland. A vacant site under development owned by 19 Bdwy Tower Development LLC at 1920 Broadway added improvements the same address *(continued on next page)*



### TOP 10 OWNERS WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	SSA TERMINALS LLC	UNSECURED	\$565 MILLION	0.66%
2	BA2 300 LAKESIDE LLC	COMMERCIAL	\$468 MILLION	0.55%
3	UPTOWN BROADWAY LLC	COMMERCIAL	\$438 MILLION	0.51%
4	CP VI FRANKLIN LLC	RESIDENTIAL	\$435 MILLION	0.51%
5	SOFXI WFO CENTER 21 OWNER LLC	COMMERCIAL	\$379 MILLION	0.44%
6	FEDERAL EXPRESS CORPORATION	UNSECURED	\$341 MILLION	0.40%
7	SFIII FOS 1111 BROADWAY HOLDING LLC	COMMERCIAL	\$334 MILLION	0.39%
8	LMV 1640 BROADWAY HOLDINGS LP	RESIDENTIAL	\$320 MILLION	0.38%
9	KAISER	COMMERCIAL	\$292 MILLION	0.34%
10	NASH HOLLAND 24TH AND HARRISON INVESTORS	RESIDENTIAL	\$274 MILLION	0.32%
<b>TOP 10 TOTAL</b>			<b>\$3.85 BILLION</b>	<b>4.50 %</b>

**ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY**



**PROPERTY HIGHLIGHTS**

(continued from previous page)

reported an increase of \$62 million. This is the location of a developing mixed use site in downtown Oakland.

Commercial property owned by 1100 Broadway Owner LLC at the same location reported a reduction of \$112.8 million. This property was granted an exemption of this amount this year. CSU East Bay Oakland Center is a tenant in this space. Cal State East Bay. This is the Key at 12th. Commercial property owned by 2401 Broadway Development Group LLC at 2417 Broadway was part of a 4-parcel sale and the sale price has been apportioned among the properties involved with this property receiving a lower value than that enrolled last year. The decline was \$32 million.

**DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY**

YEAR	SALES	MEDIAN PRICE	CHG %
2014	2,952	\$455,000	13.0%
2015	2,911	\$555,000	22.0%
2016	2,886	\$600,500	8.2%
2017	2,789	\$650,000	8.2%
2018	2,734	\$725,000	11.5%
2019	2,678	\$756,000	4.3%
2020	2,669	\$861,000	13.9%
2021	3,469	\$955,000	10.9%
2022	2,652	\$975,000	2.1%
2023*	1,447	\$903,500	-7.3%

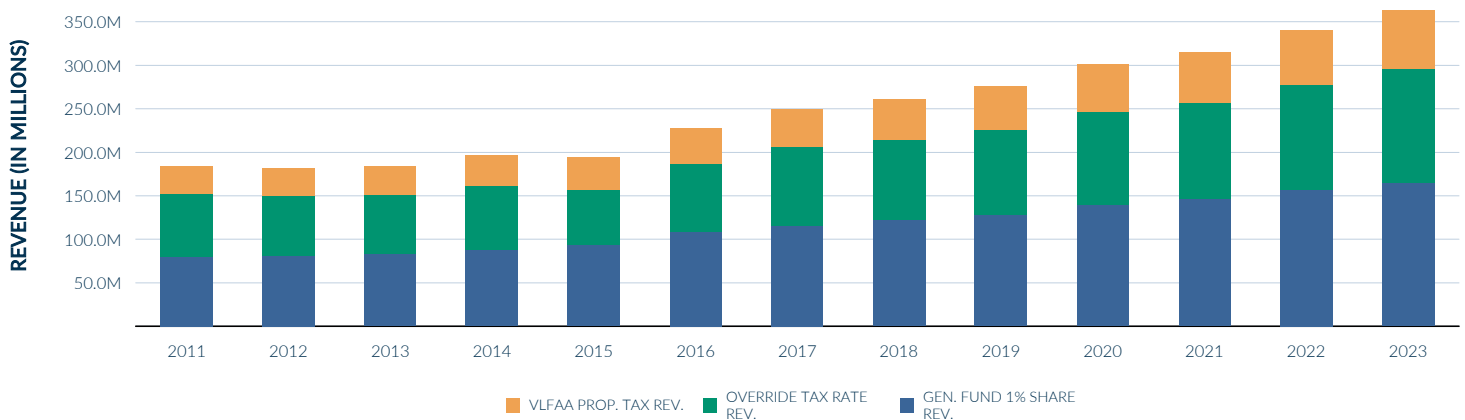
\* Year-to-Date (through September 2023)



**REAL ESTATE TRENDS**

As of June 2023, statewide home sales volume has declined for the last 9 months, due to high interest rates and low inventory. There were 19.7% fewer home sales in June than in June 2022; 46.5% fewer than at the peak in 2021. The state median home price in June was \$838,260. This is 2.4% below the median a year ago, a smaller annual decline than in recent months. 2022 sale prices impacted values on the 2023/24 tax rolls. Value changes from 2023 sales through June are trending up each month but are below 2022 levels. The median sale price of Oakland detached single-family homes from January through September 2023 was \$903,500, a decrease of -\$71,500 (-7.3%) from 2022's median sale price.

**ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT**



## OAKLAND PROPERTY TAX SUMMARY 2023-24

The CPI adjustment applied per Proposition 13 was 2% this year. The growth changes reflected in 2023-24 occurred in the 2022 calendar year. This means that in most communities there was a noticeable decline in the number of units sold and a flattening of sale prices or at least less of a growth posted due to this element in reaction to the multiple interest rate hikes impacting mortgages and a reduction in the number of properties offered for sale in 2022. This was coming off a year in 2021 of unprecedented growth due to sales transactions and being reflected in the revenue seen in the 2022-23 FY. As we entered the 2023 calendar year, home sales have continued to trend downward and sale prices into the second quarter are down from those reported for the full year in 2022. This may translate into potentially lower DTT/RETT collections as well as a less robust additive to next year's (2024-25) values. The citywide growth in value in the 2023-24 tax year was \$5,300,466,689 for an increase of 6.6%. This is in comparison to the positive increase in 2022-23 of \$6.097 billion and an increase of 8.2%. The growth in 2023-24 was about \$797 million lower than last year with the major driver being residential and industrial development and unsecured assets.

Residential use values increased 7.9% a total of \$4.2 billion and represented 79% of all growth experienced in the City. The annual growth in this use type was \$2 billion lower this year than last year. Commercial properties posted an increase of \$599 million or a year over year increase of 5.2%. Industrial properties posted gains of 9.6% for \$302.3 million and was \$80 million higher than last year. The decline posted in the institutional uses is related to the processing of exemptions before the roll was released by Mountain View Cemetery, College Arts and Crafts and HBO Webster Street which accounted for \$45 million and most of the decrease of \$54 million at the release of the tax roll. The vacant use category decline of \$483.1 is related to properties formerly under development that were completed and have been reassigned other use codes – multifamily residential and commercial uses. There are a number of parcels that have added improvement values between tax years where the projects are not complete and the new use code has not been assigned. The largest of these developing sites are owned by CV OW Parcel J Owner LLC at 37 8<sup>th</sup> Ave.(added value \$116.6M), 19 Bway Tower Development LLC at 1920 Broadway (added value \$62M) and Bridge Point Oakland LLC at 5441 International Blvd. (added value (52.5M). The recreational use increase was reported by HSRE MPCCA Oakland MOB LLC at 3901 Broadway. There are fewer parcels on assets valued by the SBOE – utility sites for the reduction of \$6.5 million in that category.

Unsecured assets in Oakland increased by 302.4 million and were 4 times the value increase reported last year. 1.5%. The largest increases were reported by SSA Terminals LLC in the Port of Oakland with an increase of \$79.3 million and California Physicians Service at 601 12<sup>th</sup> Street with an increase of \$48.5 million. 5 new aircraft located at the airport collectively added \$55.8 million. There were 703 owners of business property reporting for the first time this year and 1,103 owners no longer reporting for a net reduction to \$44.9 million. The 10,245 owners of business property reporting in each year posted a positive change of \$347.4 million for the net increase noted above.

Our analysis of previously reduced SFR values per Prop 8 shows that because of the price decreases reported last year, the assessor has processed additional homes for temporary review and monitoring per Proposition 8. There were 1,001 homes added to the list under review reflected in the 2023-24 roll. The value outstanding is \$279 million and the number of homes in this pool is 1.6% of all homes in the City. Smaller reductions have been granted to these homes under review than were processed during the Great Recession. If all the values were to be restored in a single year, the addition would not be a significant amount, and the city should not expect any recovery to enhance the revenue's bottom line. ***With the adoption of Prop 19 we are seeing some base year value adjustments that mirror Prop 8 reviews. These are purchasers buying less expensive homes and transferring the base value of their existing residence to their new home.***

*Until we can get a listing of these new reductions from the assessor, the data in this assembly will include some of these permanent reductions.*

**LARGEST INCREASES:** 32 of the top 40 deviations were positive.

- The largest secured roll increase was reported on a developing vacant property owned by CV OW Parcel J Owner LLC at 37 8<sup>th</sup> Avenue with growth of \$116.6 million. This is part of the Brooklyn Development in the Brooklyn Basin of Downtown Oakland. This is an 8-story residential building under development.



- A commercial property owned by 300 F Ogawa Plaza LP at the same address on Frank Ogawa Plaza reported an increase of \$94.1 million between tax years after this property was revalued after the current owner purchased the property in 2021. This is an office building in Uptown Oakland.



- A vacant site under development owned by 19 Bdwy Tower Development LLC at 1920 Broadway added improvements the same address reported an increase of \$62 million. This is the location of a developing mixed use site in downtown Oakland.



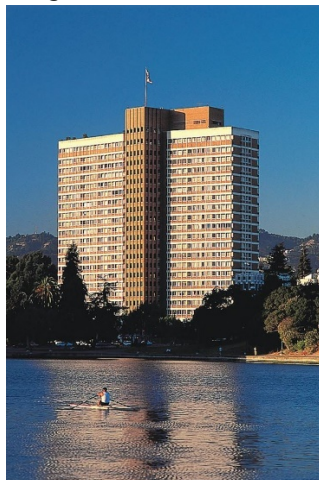
- A vacant property underdevelopment at 5441 International Avenue owned by Bridge Point Oakland LLC added \$52 million in new improvement values between tax years for the growth reported this year. This is part of the largest industrial warehouse development in the Bay Area.



- An industrial site owned by RIC San Leandro LLC at 5601 San Leandro Street added \$40.6 million reflecting the addition of improvement values this year. This is the site of a warehouse formerly leased to Biscotti. This is showing as being closed at this time.



- A commercial property owned by Covia Communities at 100 Bay Place posted an increase of \$32.7 million when the exemption applied before the release of the tax roll last year was not applied timely this year. This is the location of St. Paul Towers a Covia Life Plan Community including an assisted living component operated by a non-profit organization.



- An industrial site owned by DTC 5800 Coliseum LLC at the same location on Coliseum Way increased \$31.1 million. There was a redistribution of the value between land and improvement after the addition of improvement values at this location. This revaluation is in line with a sale transaction however there has not been one recorded since 2012. If the partnership makeup underwent a significant change it may have triggered a reappraisal.



- A vacant site at 260 Brooklyn Basin Way owned by 260 BB Way Development LLC reported an increase of \$30.9 million between tax years. There were additional improvement values added to this developing property. These are the apartments at Caspian.



- A commercial property owned by Lake Merritt Senior Living LLC at 1850 Alice Street failed to have their exemption applied before the release of the tax roll and is therefore temporarily inflated by \$30.7 million. This property is exemption eligible and the tax bill will be canceled if issued. This is the Lake Park Retirement Senior Living.



## LARGEST DECLINES

- 5 of the largest declines this year were the result of the exemptions being applied before the release to the tax roll. They included:
  - PC California Baywood LP at 225 41<sup>st</sup> Street reported a decline of \$35 million on this affordable housing apartment complex. These are the Baywood Apartments that were purchased in 2021.
  - Mountain View Cemetery at 5000 Piedmont Avenue with a reduction of \$20.7 million on this property.
  - College Arts and Crafts at 5200 Broadway education use with a reduction of \$13.5 million.
  - Oakland Venture LP at 6311 Foothill Blvd - affordable housing with a reduction of \$12.1 million.
  - HBO Webster Street LLC at 1515 Webster Street an institutional property posted a decline of \$11.6 million. Envision Academy of Arts and Technology.
  - Oak Hill PSH LP at 445 30<sup>th</sup> Street reported a reduction of \$10.9 million for this affordable housing site. These are the Nova Apartments.
- Commercial property owned by 1100 Broadway Owner LLC at the same location reported a reduction of \$112.8 million. This property was granted an exemption of this amount this year. CSU East Bay Oakland Center is a tenant in this space. Cal State East Bay. This is the KEY at 12<sup>th</sup>.



- Commercial property owned by 2401 Broadway Development Group LLC at 2417 Broadway was part of a 4-parcel sale and the sale price has been apportioned among the properties involved in the with this property receiving a lower value than that enrolled last year. The decline was \$32 million.

## Sale Price TRENDS:

With the first 6 months of sales data processed for 2023, SFRs are selling for 7.06% less than in the previous calendar year. Prices for the full calendar year 2022 increased 3.03%. The price of all SFR in 2023 is \$790,000. Decreased prices are still being driven by higher interest rates and fewer properties being offered for sale. This element has contributed significantly to the growth we have seen between tax years over the past couple of years and the trends we are seeing now may result in a less positive additive to the 2024-25 forecast if an element that is typically between 2.5% and 3.5% of the growth seen between tax years is reduced to a 1-2% growth range. There are still the summer months to recover some of what has been lost in the late winter and Spring sales season, but it may not be significant enough to make a positive difference.

**2023/24 TAXABLE VALUE: \$85,960,975,584 +6.57% GROWTH FROM 2022/23: \$80,660,508,895**

**VALUE CHANGE BY CAUSE**

Cause of Value Change	Chg. from 2022/23	% of 2022/23 Net Value	% of All Chg from 2022/23
<b>2022/23 Net Value \$80,660,508,895</b>			
Parcel Adds/Drops Net Change	\$178,388,138	0.22%	3.4%
Change from CPI 2.0% Growth	\$1,464,375,961	1.82%	27.6%
Prior Year Transfer of Ownership	\$2,390,063,169	2.96%	45.1%
New Construction - Non-Res.	\$461,184,967	0.57%	8.7%
New Construction - Residential	\$304,720,195	0.38%	5.7%
Prop. 8 - Reduce/Recapture Net	<b>-\$253,336,349</b>	<b>-0.31%</b>	<b>-4.8%</b>
Unsecured Value Change	\$302,465,164	0.37%	5.7%
Other Changes*	\$452,605,444	0.56%	8.5%
<b>Total Change</b>	<b>\$5,300,466,689</b>	<b>6.57%</b>	
<b>2023/24 Net Value \$85,960,975,584 6.57% Growth</b>			

\*Other Changes may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values

**REVENUE SUMMARY**

<b>Gen. Fund 1% Share Rev.</b>		
9040	Oakland General Taxing District	\$165,352,865
<b>Override Tax Rate Rev.</b>		
9040	Oakland General Taxing District	\$130,623,612
<b>Revenue Shifts</b>		
	VLFAA (est.) Property Tax Revenue	\$67,214,478
	ERAF I & II (already shifted in above revenue)	-\$51,726,916

**VALUE CHANGE BY USE CATEGORY**

Use Category	Chg. from 2022/23	% Chg. in Category	% of All Chg from 2022/23
Residential	\$4,627,451,196	7.91%	87.3%
Commercial	\$599,027,451	5.25%	11.3%
Unsecured	\$302,465,164	6.19%	5.7%
Industrial	\$302,368,604	9.59%	5.7%
Vacant	<b>-\$483,115,320</b>	<b>-21.43%</b>	<b>-9.1%</b>
Institutional	<b>-\$54,523,350</b>	<b>-16.80%</b>	<b>-1.0%</b>
Recreational	\$13,383,198	10.90%	0.3%
SBE Nonunitary	<b>-\$6,590,254</b>	<b>-24.61%</b>	<b>-0.1%</b>

**VALUE CHANGE BY COMPONENT**

Area	Chg. from 2022/23	% Chg. in Area
<b>City of Oakland</b>	<b>\$5,300,466,689</b>	<b>6.57%</b>
Oakland General Taxing Distric...	\$3,084,459,385	6.48%
Successor Agency	\$2,216,007,304	6.70%
Countywide	\$27,075,274,199	7.13%

**PRIOR AND CURRENT YEAR TOP 10 TAXPAYERS (NET VALUE ORDER)**

Rank	2023/24 Top Taxpayers	% Chg	Activity	Rank	2022/23 Top Taxpayers
1	Ssa Terminals LLC (+\$150.7M)	+36.4%		1	Ba2 300 Lakeside LLC
2	Ba2 300 Lakeside LLC	+2.0%	⬇️	2	Uptown Broadway LLC
3	Uptown Broadway LLC	+2.5%	⬆️	3	Cp Vi Franklin LLC
4	Cp Vi Franklin LLC	+1.9%	⬆️	4	Ssa Terminals LLC
5	Sofxi Wfo Center 21 Owner LLC	+2.0%	⬆️	5	Sofxi Wfo Center 21 Owner LLC
6	Federal Express Corporation	-6.5%	⬇️	6	Federal Express Corporation
7	Sfiii Fos 1111 Broadway Holding LLC	+2.0%		7	Kaiser
8	Lmv 1640 Broadway Holdings LP	+2.2%	⬆️	8	Sfiii Fos 1111 Broadway Holding LLC
9	Kaiser	-16.0%	⬆️	9	Lmv 1640 Broadway Holdings LP
10	Nash Holland 24Th And Harrison Investors	-4.5%	⬆️	10	Nash Holland 24Th And Harrison Investors

**Parcel(s) Activity**

- 🏠 Newer Transfer of Ownership (may affect next year)
- 🏠 Prior Year Transfer of Ownership
- Ⓜ️ Valuation Appeal

**Parcel Count Change**

- ⬆️ Increased
- ⬇️ Decreased

**Taxpayer Rank Change**

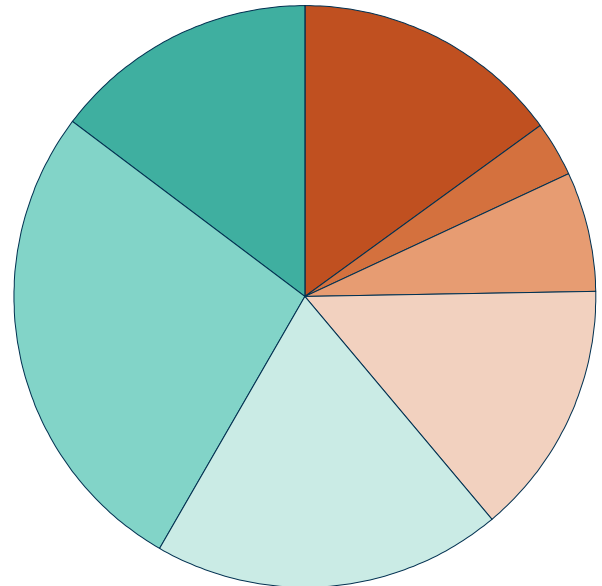
- 🌟 Newly Ranked in Top 10
- ⬆️ Ranked Above Prior Year
- ⬇️ Ranked Below Prior Year or No Longer in Top 10



**NOTABLE**

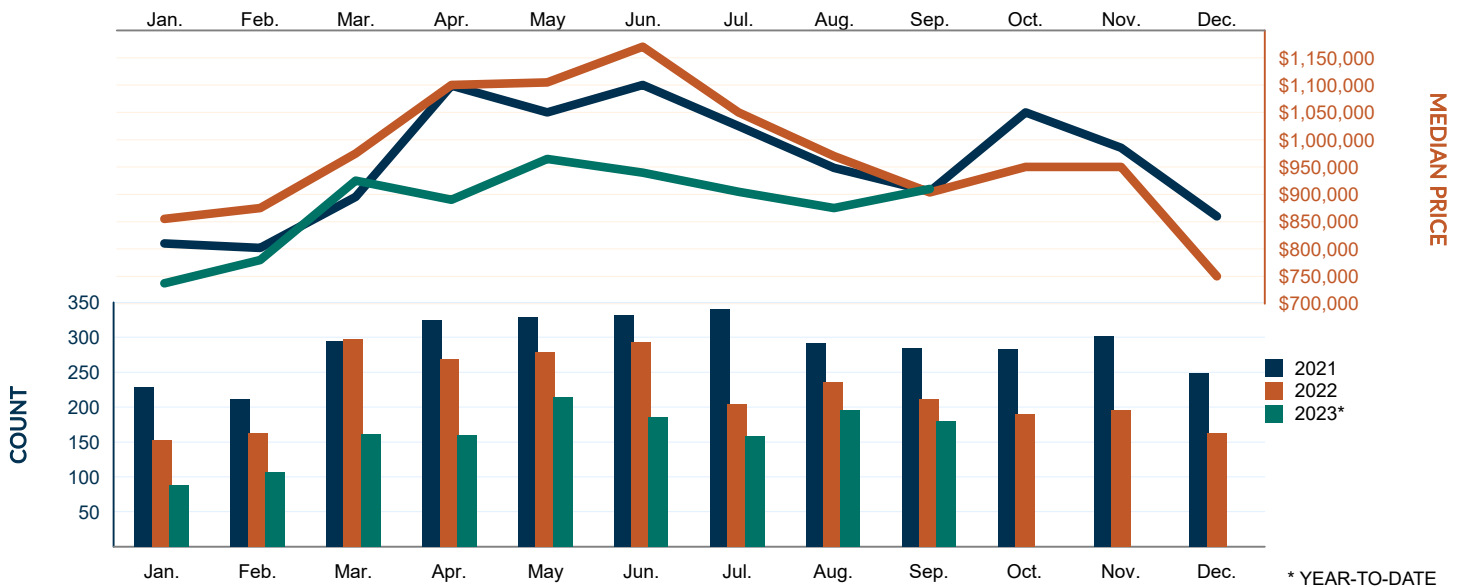
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**DETACHED SINGLE-FAMILY HOME - LAST SOLD**



No Reassessable Transfer Since New Construction	15.0%
Pre-1980	3.0%
1980s	6.8%
1990s	14.2%
2000s	19.3%
2010s	27.0%
2020s	14.6%
Insufficient Data	0.1%

**DETACHED SINGLE-FAMILY HOME SALES MONTHLY**



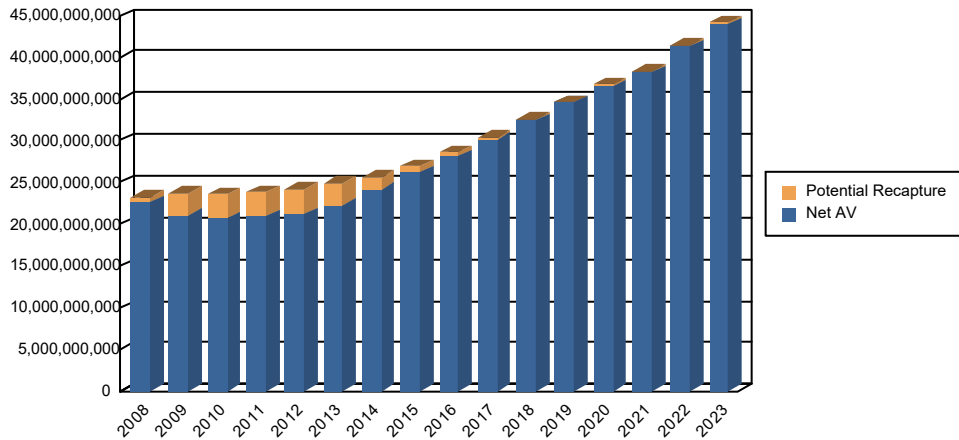
# THE CITY OF OAKLAND

## PROP 8 POTENTIAL RECAPTURE HISTORY

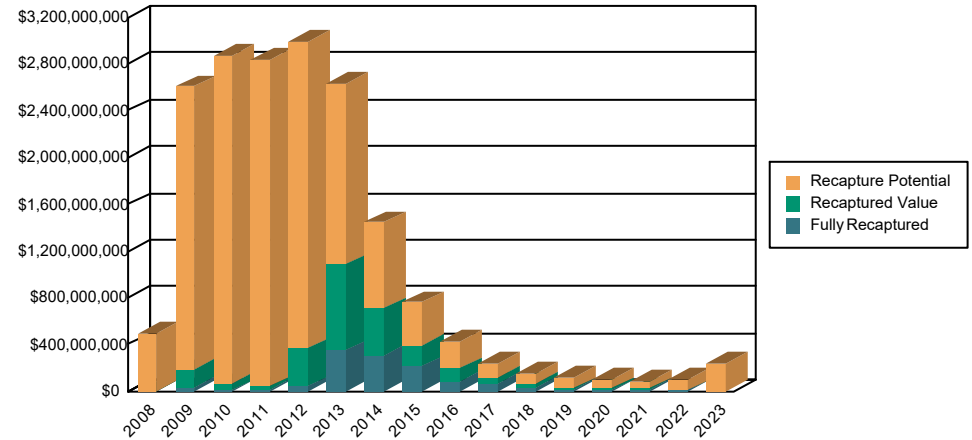
### Single Family Residential Parcels

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully Recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2010	19,286	7,466,895,784	10,340,351,678	2,873,455,894	24.6%	303	9,331,691	3,250	69,536,063
2011	18,373	7,023,601,283	9,861,077,950	2,837,476,667	23.4%	165	14,250,564	2,470	43,037,678
2012	17,723	6,600,271,540	9,589,774,606	2,989,503,066	22.5%	940	41,651,374	11,945	367,624,158
2013	16,033	6,246,112,529	8,883,159,465	2,637,046,936	20.5%	4,506	345,510,509	14,646	1,083,215,929
2014	10,789	4,770,450,626	6,217,663,805	1,447,213,179	13.8%	3,779	302,401,276	9,751	706,656,947
2015	6,459	3,156,677,940	3,918,532,844	761,854,904	8.2%	2,837	214,293,317	6,010	393,515,287
2016	3,440	1,755,323,529	2,176,882,996	421,559,467	4.4%	1,220	88,172,848	3,015	193,870,872
2017	2,010	1,156,520,421	1,394,159,595	237,639,174	2.6%	857	62,107,616	1,839	119,145,190
2018	1,091	688,592,679	835,411,039	146,818,360	1.4%	460	35,480,907	958	61,982,884
2019	631	404,660,819	521,030,844	116,370,025	0.8%	170	12,847,874	513	24,898,437
2020	498	320,877,661	421,104,051	100,226,390	0.6%	134	9,464,611	409	20,381,026
2021	395	249,931,208	334,856,456	84,925,248	0.5%	183	17,609,844	326	24,411,944
2022	279	193,855,225	294,932,567	101,077,342	0.4%	15	4,728,745	42	6,438,967
2023	1,258	997,730,744	1,236,626,916	238,896,172	1.6%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies parcels that were granted a value reduction and possess value recapture potential per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2020-21 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to Proposition 13. Prop 8 Parcels that have recaptured value include both parcels that have been fully recaptured as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values. Proposition 8 potential value recapture is shown in the Potential Recapture Column and assumes no future sales transactions. Sale of Proposition 8 parcels resets base value and removes the parcel from the Proposition 8 list.

2023-2024 PROPERTY DATA  
**THE CITY OF OAKLAND**  
PRELIMINARY PROPERTY TAX REPORTS



*Revenue Management for Local Government*

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Median SFR Sales Price Increase  
Proposition 13 Inflation Adjustments  
Recapturing Proposition 8 Reductions  
Description of Property Tax Reports

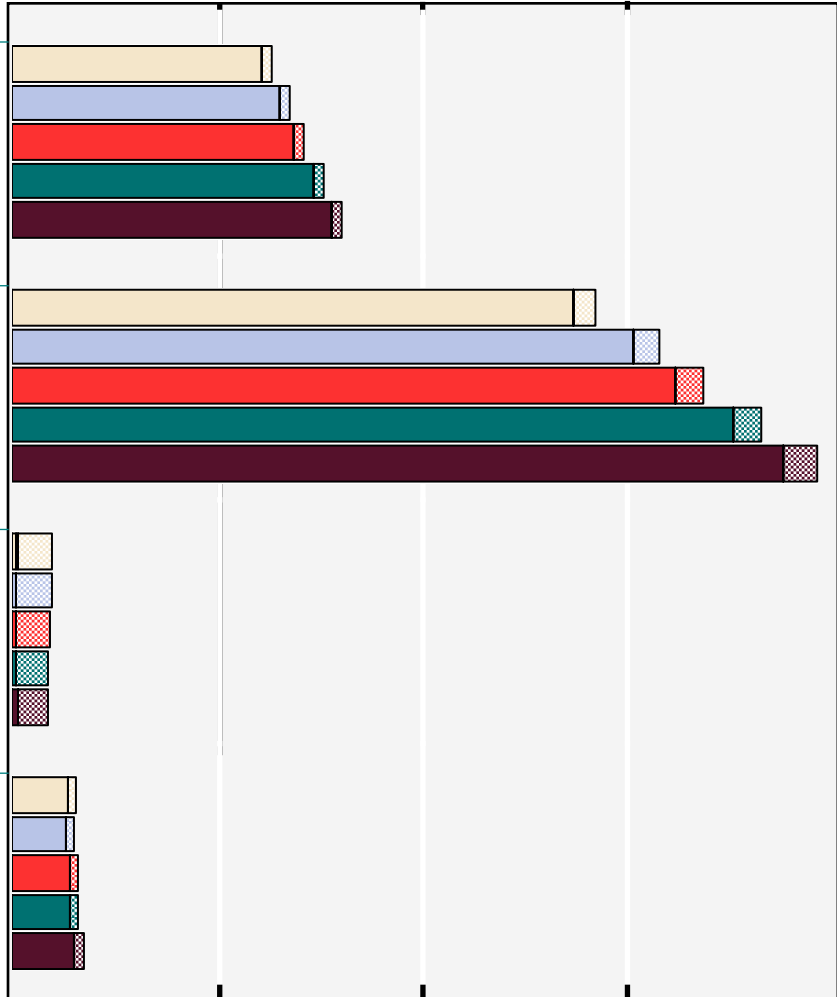
# THE CITY OF OAKLAND

## 2019/20 TO 2023/24 ASSESSED VALUES



### Land

\$20,262,810,957  
 \$21,661,691,162  
 \$22,821,446,769  
 \$24,346,810,060  
 \$25,795,583,499



### Percent Change

City	County
------	--------

6.9%	5.7%
5.4%	4.6%
6.7%	7.1%
6.0%	6.2%

### Improvements

\$45,554,214,498  
 \$50,552,541,852  
 \$53,963,397,292  
 \$58,570,449,770  
 \$62,890,297,811

11.0%	7.3%
6.7%	5.0%
8.5%	8.0%
7.4%	7.3%

### Personal Property

\$3,097,220,921  
 \$3,076,029,371  
 \$2,903,513,993  
 \$2,869,249,177  
 \$2,885,707,051

-0.7%	3.3%
-5.6%	-2.5%
-1.2%	9.3%
0.6%	17.6%

### Exemptions

\$4,968,561,954  
 \$4,850,530,339  
 \$5,125,348,919  
 \$5,126,000,112  
 \$5,610,612,777

-2.4%	3.2%
5.7%	3.4%
0.0%	0.3%
9.5%	12.4%

\$23,000,000,000    \$46,000,000,000    \$69,000,000,000    \$92,000,000,000

### Gross Assessed

\$68,914,246,376  
 \$75,290,262,385  
 \$79,688,358,054  
 \$85,786,509,007  
 \$91,571,588,361

### City    County

9.3%	6.6%
5.8%	4.6%
7.7%	7.8%
6.7%	7.3%

### Net Taxable Value

\$63,945,684,422  
 \$70,439,732,046  
 \$74,563,009,135  
 \$80,660,508,895  
 \$85,960,975,584

10.2%	6.8%
5.9%	4.7%
8.2%	8.1%
6.6%	7.1%



# THE CITY OF OAKLAND

## 2023/24 ROLL SUMMARY

### Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	109,627	50	10,948
TRAs	32	8	32
<b>Values</b>			
Land	24,961,291,920	15,644,253	818,647,326
Improvements	60,080,076,639	4,547,550	2,584,759,952
Personal Property	392,639,223	1,612	1,944,104,802
Fixtures	220,913,670	0	0
Aircraft	0	0	548,961,414
<b>Total Value</b>	<b>\$85,654,921,452</b>	<b>\$20,193,415</b>	<b>\$5,347,512,080</b>
<b>Exemptions</b>			
Real Estate	4,741,351,295	0	565,977,989
Personal Property	104,275,743	0	139,632,749
Fixtures	59,176,621	0	0
Aircraft	0	0	198,380
Homeowners*	367,402,000	0	142,800
<b>Total Exemptions*</b>	<b>\$4,904,803,659</b>	<b>\$0</b>	<b>\$705,610,738</b>
<b>Total Net Value</b>	<b>\$80,750,117,793</b>	<b>\$20,193,415</b>	<b>\$4,641,901,342</b>

Combined Values	Total
Total Values	\$91,022,626,947
Total Exemptions	\$5,610,414,397
Net Total Values	\$85,412,212,550
Net Aircraft Values	\$548,763,034

\* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions



# THE CITY OF OAKLAND

## 2023/24 AGENCY VALUE CHANGE SUMMARY

### Net Value Totals by Agency

City/Agency Name	2022/23 Net Value	2023/24 Net Value	Percent of Total	Value Change	Percent Change
<b>OAKLAND</b>					
Oakland General Fund	47,603,094,398	50,687,553,783	59.0%	3,084,459,385	6.5%
Army Base Redevelopment Project	1,603,195,558	1,778,896,923	2.1%	175,701,365	11.0%
Broadway/MacArthur/San Pablo RDA	2,617,685,795	2,725,167,483	3.2%	107,481,688	4.1%
Central City East	6,134,684,507	6,701,903,771	7.8%	567,219,264	9.2%
Central Dist. 82 Annex	20,589,325	20,762,680	0.0%	173,355	0.8%
Central District 2002 West Annex	95,269,326	94,497,127	0.1%	-772,199	-0.8%
Central District Redevelopment Project Area	12,701,411,756	13,287,659,615	15.5%	586,247,859	4.6%
Coliseum 1998 Annex	786,090,719	827,864,799	1.0%	41,774,080	5.3%
Coliseum Redevelopment Project Area	5,744,525,007	6,295,768,980	7.3%	551,243,973	9.6%
Oak Knoll	89,593,564	86,145,501	0.1%	-3,448,063	-3.8%
West Oakland Redevelopment Project	3,264,368,940	3,454,754,922	4.0%	190,385,982	5.8%
<b>Totals:</b>	<b>80,660,508,895</b>	<b>85,960,975,584</b>	<b>100.0%</b>	<b>5,300,466,689</b>	<b>6.6%</b>



# ALAMEDA COUNTY CITY GROWTH COMPARISON

2022/23 To 2023/24 Net Taxable Assessed Value Change

City	2023/24 Net Value	Value Change	% Change
Alameda	19,345,671,278	1,540,006,067	8.649%
Albany	3,640,855,365	207,755,458	6.052%
Berkeley	27,822,050,334	1,892,803,998	7.300%
Dublin	22,396,958,212	1,200,274,996	5.663%
Emeryville	7,688,344,520	486,681,306	6.758%
Fremont	71,809,279,986	5,471,504,630	8.248%
Hayward	30,178,639,265	2,016,462,037	7.160%
Livermore	25,426,583,955	1,522,936,484	6.371%
Newark	14,501,835,548	1,398,988,232	10.677%
Oakland	85,960,975,584	5,300,466,689	6.571%
Piedmont	5,895,123,179	343,357,684	6.185%
Pleasanton	30,652,892,215	1,665,933,046	5.747%
San Leandro	17,618,827,869	1,209,454,535	7.371%
Union City	13,498,675,979	841,627,751	6.649%
<b>City Average % Change: 7.1%</b>		<b>City Median % Change: 6.7%</b>	



# THE CITY OF OAKLAND

## 2023/24 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
018 -0465-018-00	Vacant	Cv Ow Parcel J Owner Llc	37 8Th Ave	\$141,166,548	+\$116,689,512	+477%
008 -0619-004-01	Commercial	300 F Ogawa Plaza Lp	300 Frank H Ogawa Plz	\$122,400,000	+\$94,163,807	+333%
008 -0638-007-12	Vacant	19 Bway Tower Development Llc	1920 Broadway	\$90,407,409	+\$62,066,811	+219%
041 -3848-001-00	Vacant	Bridge Point Oakland Llc	5441 International Blvd	\$91,589,528	+\$52,587,985	+135%
041 -3848-014-04	Industrial	Ric San Leandro Llc	5601 San Leandro St	\$58,116,000	+\$40,617,920	+232%
010 -0769-013-01	Commercial	Covia Communities	100 Bay Pl	\$32,778,693	+\$32,778,693	+9,999%
034 -2342-005-05	Industrial	Dct 5800 Coliseum Llc	5800 Coliseum Way	\$64,867,495	+\$31,107,691	+92%
018 -0465-002-30	Vacant	260 Bb Way Development Llc	260 Brooklyn Basin Way	\$53,405,905	+\$30,900,115	+137%
008 -0627-038-03	Commercial	Lake Merritt Senior Living Llc	1850 Alice St	\$30,704,336	+\$30,704,336	+9,999%
009 -0746-039-00	Commercial	Sutter Bay Hospitals	370 Hawthorne Ave	\$43,906,030	+\$30,672,683	+232%
042 -4435-001-11	Commercial	Bchpi Edgewater Llc And Edgewater Adobe	7700 Edgewater Dr	\$50,000,000	+\$26,838,073	+116%
001 -0163-014-00	Vacant	412 Madison Llc	412 Madison St	\$36,228,860	+\$26,494,678	+272%
018 -0465-014-00	Residential	Zarsion Essex Llc	219 9Th Ave	\$132,852,487	+\$26,385,909	+25%
012 -0986-053-00	Vacant	Dpre Bayrock I Llc	230 W Macarthur Blvd	\$28,940,379	+\$22,528,235	+351%
019 -0029-015-02	Residential	Va7 Merritt Llc	1130 E 3Rd St	\$55,500,890	+\$18,907,339	+52%
008 -0751-005-00	Residential	2401 Broadway Development Group Llc	2417 Broadway	\$42,904,862	+\$18,456,841	+75%
041 -3848-013-03	Industrial	Ric San Leandro Llc	5733 San Leandro St	\$31,384,000	+\$17,445,530	+125%
041 -3848-021-00	Industrial	Services Manufacturing Inc	5625 International Blvd	\$41,068,530	+\$16,608,441	+68%
002 -0079-006-00	Residential	184 13Th Street Associates Llc	184 13Th St	\$18,869,053	+\$16,244,904	+619%
008 -0636-019-01	Residential	Lake Merritt Apartments Llc	1940 Webster St	\$91,956,701	+\$14,958,838	+19%
029A-1301-003-03	Residential	Beth Asher Lp	3649 Dimond Ave	\$14,777,054	+\$14,777,054	+9,999%
008 -0620-009-07	Commercial	Rfa Rotunda Garage Lp	529 17Th St	\$22,695,000	+\$14,340,674	+172%
044 -5078-004-03	Industrial	Hegenberger Storage Llc	10 Hegenberger Ct	\$28,731,435	+\$13,563,355	+89%
034 -2290-004-01	Vacant	Oakland Coliseum Storage Llc	4356 Coliseum Way	\$14,849,136	+\$13,349,981	+891%
047 -5589-003-00	Commercial	Jmdb Holdings And Amalfi Heights Llc	10700 Macarthur Blvd	\$39,780,000	+\$13,171,031	+49%
010 -0782-012-01	Residential	Fic Van Buren Llc And 378 Van Buren R Llc	378 Van Buren Ave	\$13,917,205	+\$11,001,064	+377%
008 -0639-001-00	Commercial	Uptown Broadway Llc	1942 Telegraph Ave	\$438,146,100	+\$10,766,100	+3%
002 -0096-003-00	Commercial	City Oakland Llc	988 Broadway	\$43,718,498	+\$10,672,658	+32%
012 -0982-004-03	Recreational	Hsre Mpcca Oakland Mob Llc	3901 Broadway	\$13,826,629	+\$10,279,678	+290%
009 -0685-019-01	Commercial	2740K Broadway Llc	2720 Broadway	\$13,260,000	+\$10,262,604	+342%
010 -0813-008-00	Commercial	Piedmont Homes Lp	55 Macarthur Blvd	\$11,053,093	+\$10,105,880	+1,067%
002 -0027-007-00	Commercial	601 City Center Llc	601 12Th St	\$264,813,252	+\$9,926,440	+4%
009 -0699-023-01	Residential	Oak Hill Psh Lp	445 30Th St	\$0	-\$10,927,925	-100%
008 -0624-046-00	Institutional	Hbo Webster Street Llc	1515 Webster St 1	\$0	-\$11,667,987	-100%
038 -3196-001-02	Residential	Oakland Venture Lp	6311 Foothill Blvd	\$0	-\$12,110,294	-100%
014 -1243-001-01	Institutional	College Arts And Crafts	5200 Broadway	\$0	-\$13,554,490	-100%
048A-7002-603-02	Institutional	Mountain View Cemetery	5000 Piedmont Ave	\$0	-\$20,777,545	-100%
008 -0751-006-00	Commercial	2401 Broadway Development Group Llc	2417 Broadway	\$26,257,404	-\$32,030,150	-55%
012 -0996-009-01	Residential	Pc California Baywood Lp	225 41St St	\$470,725	-\$35,033,548	-99%
002 -0051-017-00	Commercial	1100 Broadway Owner Llc	1100 Broadway	\$144,209,179	-\$112,848,216	-44%

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 12/1/2023 By MV



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>018 -0465-018-00 37 8Th Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2018	Zarsion Ohp I Llc	1,645,655	0	0	0	1,645,655	0		
2019	Cv Ow Parcel J Owner Llc	1,678,568	0	0	0	1,678,568	0		
2020	Cv Ow Parcel J Owner Llc	1,712,127	0	0	0	1,712,127	0	23,751,500 F	
2021	Cv Ow Parcel J Owner Llc	23,997,262	0	0	0	23,997,262	0		
2022	Cv Ow Parcel J Owner Llc	24,477,036	0	0	0	24,477,036	0		
2023	Cv Ow Parcel J Owner Llc	24,966,548	116,200,000	0	0	141,166,548	0		
<b>002 -0051-017-00 1100 Broadway</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2019	1100 Broadway Owner Llc	9,675,720	9,933,080	0	0	19,608,800	0		
2020	1100 Broadway Owner Llc	9,869,234	42,695,241	0	0	52,564,475	0		
2021	1100 Broadway Owner Llc	9,971,398	99,774,438	0	0	109,745,836	0		
2022	1100 Broadway Owner Llc	10,170,794	246,886,601	0	0	257,057,395	0		
2023	1100 Broadway Owner Llc	10,374,174	251,824,333	0	117,989,328	144,209,179	0		Pending
<b>008 -0619-004-01 300 Frank H Ogawa Plz</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Rotunda Partners li Llc	1,003,016	23,230,496	14,918	0	24,248,430	0		
2015	Rotunda Partners li Llc	1,023,056	23,658,128	13,588	0	24,694,772	0		
2016	Rotunda Partners li Llc	1,038,656	23,846,703	219,272	620,084	24,484,547	0		
2017	Rotunda Partners li Llc	1,059,424	24,467,986	7,827	630,720	24,904,517	0		
2018	Rotunda Partners li Llc	1,080,608	24,943,893	7,463	642,989	25,388,975	0		
2019	Rotunda Partners li Llc	1,102,216	25,426,662	6,959	655,435	25,880,402	0		
2020	Rotunda Partners li Llc	1,124,256	26,334,140	8,531	0	27,466,927	0		
2021	300 F Ogawa Plaza Lp	1,135,896	26,556,849	7,481	0	27,700,226	0		
2022	300 F Ogawa Plaza Lp	1,158,608	27,070,370	7,215	0	28,236,193	0	26,202,500 F	
2023	300 F Ogawa Plaza Lp	20,400,000	102,000,000	0	0	122,400,000	0		Pending
<b>008 -0638-007-12 1920 Broadway</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2022	19 Bway Tower Development Llc	28,340,598	0	0	0	28,340,598	0		
2023	19 Bway Tower Development Llc	28,907,409	61,500,000	0	0	90,407,409	0		
<b>041 -3848-001-00 5441 International Blvd</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	General Electric Company	2,068,019	2,168,659	0	0	4,236,678	0		
2015	General Electric Company	2,109,336	2,211,987	0	0	4,321,323	0		
2016	General Electric Company	2,141,502	2,245,719	0	0	4,387,221	0		
2017	General Electric Company	2,184,329	2,290,630	0	0	4,474,959	0		
2018	General Electric Company	2,228,014	2,336,441	0	0	4,564,455	0		
2019	Bridge Point Oakland Llc	2,272,567	2,383,162	0	0	4,655,729	0	37,845,000 F	
2020	Bridge Point Oakland Llc	37,300,000	545,000	0	0	37,845,000	0		
2021	Bridge Point Oakland Llc	37,686,428	550,646	0	0	38,237,074	0		
2022	Bridge Point Oakland Llc	38,439,888	561,655	0	0	39,001,543	0		



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>041 -3848-001-00 5441 International Blvd (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2023	Bridge Point Oakland Llc	39,208,641	52,380,887	0	0	91,589,528	0		
<b>041 -3848-014-04 5601 San Leandro St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Continental Can Building Llc Etal	4,735,985	5,416,381	0	0	10,152,366	0		
2015	Continental Can Building Llc Etal	4,830,573	5,524,558	0	0	10,355,131	0		
2016	5601 Sloca Llc	4,904,211	5,608,775	0	0	10,512,986	0	11,250,000 F	
2017	5601 Sloca Llc	8,100,000	7,900,000	0	0	16,000,000	0		
2018	5601 Sloca Llc	8,262,000	8,058,000	0	0	16,320,000	0		
2019	5601 Sloca Llc	8,427,240	8,219,160	0	0	16,646,400	0		
2020	5601 Sloca Llc	8,595,720	8,383,480	0	0	16,979,200	0		
2021	5601 Sloca Llc	8,684,739	8,470,301	0	0	17,155,040	0		
2022	5601 Sloca Llc	8,858,403	8,639,677	0	0	17,498,080	0		
2023	Ric San Leandro Llc	11,047,000	47,069,000	0	0	58,116,000	0		
<b>012 -0996-009-01 225 41St St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Baywood Affordable L P	1,160,949	4,934,326	27,303	6,061,352	61,226	0		
2015	Baywood Affordable L P	1,184,142	5,032,903	39,902	6,175,606	81,341	0		
2016	Baywood Affordable Lp	1,202,201	5,109,654	47,171	6,276,358	82,668	0		
2017	Baywood Affordable Lp	1,226,245	5,211,847	46,497	6,400,289	84,300	0		
2018	Baywood Affordable Lp	1,250,769	5,316,082	47,526	6,614,377	0	0		
2019	Baywood Affordable Lp	1,275,784	5,422,402	61,705	6,759,891	0	0		
2020	Baywood Affordable Lp	1,301,300	5,530,850	67,734	6,899,884	0	0		
2021	Pc California Baywood Lp	1,314,773	5,588,115	66,639	6,969,527	0	0	35,500,000 F	
2022	Pc California Baywood Lp	7,700,000	27,761,500	42,773	0	35,504,273	0		
2023	Pc California Baywood Lp	7,854,000	28,316,730	38,885	35,738,890	470,725	0		
<b>010 -0769-013-01 100 Bay Pl</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Episcopal Senior Communities	1,159,864	24,338,481	2,924,625	28,422,970	0	0		
2015	Episcopal Senior Communities	1,183,037	21,879,589	0	0	23,062,626	0		
2016	Episcopal Senior Communities	1,201,078	22,213,232	3,266,180	0	26,680,490	0		
2017	Episcopal Senior Communities	1,225,097	22,657,443	2,984,633	26,867,173	0	0		
2018	Covia Communities	1,249,598	23,110,555	3,053,260	27,413,413	0	0		
2019	Covia Communities	1,274,586	23,572,690	3,230,802	28,078,078	0	0		
2020	Covia Communities	1,300,073	24,044,054	7,390,390	32,734,517	0	0		
2021	Covia Communities	1,313,539	25,392,435	3,326,785	30,032,759	0	0		
2022	Covia Communities	1,339,809	24,929,609	3,644,375	29,913,793	0	0		
2023	Covia Communities	1,366,600	25,794,605	5,617,488	0	32,778,693	0		
<b>008 -0751-006-00 2417 Broadway</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2022	2401 Broadway Development Group Llc	4,970,817	53,316,737	0	0	58,287,554	0		



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>008 -0751-006-00 2417 Broadway (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2023	2401 Broadway Development Group Llc	5,070,233	21,187,171	0	0	26,257,404	0		
<b>034 -2342-005-05 5800 Coliseum Way</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Dct 5800 Coliseum Llc	6,529,510	22,696,576	0	0	29,226,086	0		
2015	Dct 5800 Coliseum Llc	6,659,965	23,150,038	0	0	29,810,003	0		
2016	Dct 5800 Coliseum Llc	6,761,495	23,502,956	0	0	30,264,451	0		
2017	Dct 5800 Coliseum Llc	6,896,695	23,972,911	0	0	30,869,606	0		
2018	Dct 5800 Coliseum Llc	7,034,625	24,452,356	0	0	31,486,981	0		
2019	Dct 5800 Coliseum Llc	7,175,285	24,941,290	0	0	32,116,575	0		
2020	Dct 5800 Coliseum Llc	7,318,740	25,439,940	0	0	32,758,680	0		
2021	Dct 5800 Coliseum Llc	7,394,530	25,703,386	0	0	33,097,916	0		
2022	Dct 5800 Coliseum Llc	7,542,405	26,217,399	0	0	33,759,804	0		
2023	Dct 5800 Coliseum Llc	20,371,610	44,495,885	0	0	64,867,495	0		
<b>018 -0465-002-30 260 Brooklyn Basin Way</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2016	Zarsion-Ohp I Llc	0	0	0	0	0	0		
2017	Zarsion-Ohp I Llc	0	0	0	0	0	0	16,625,000 F	
2018	Zarsion Ohp I Llc	16,957,500	0	0	0	16,957,500	0		
2019	Zarsion Ohp I Llc	17,296,650	0	0	0	17,296,650	0		
2020	260 Bb Way Development Llc	17,642,450	0	0	0	17,642,450	0	22,065,000 F	
2021	260 Bb Way Development Llc	22,064,500	0	0	0	22,064,500	0		
2022	260 Bb Way Development Llc	22,505,790	0	0	0	22,505,790	0		
2023	260 Bb Way Development Llc	22,955,905	30,450,000	0	0	53,405,905	0		
<b>008 -0627-038-03 1850 Alice St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	California Nevada Methodist Homes	1,904,135	14,529,506	820,066	17,253,707	0	0		
2015	California Nevada Methodist Homes	1,942,178	14,819,169	808,519	17,569,866	0	0		
2016	California Nevada Methodist Homes	1,971,796	15,046,651	738,661	17,757,108	0	0		
2017	California Nevada Methodist Homes	2,011,228	15,346,023	888,941	18,246,192	0	0		
2018	California Nevada Methodist Homes	2,051,452	15,658,335	1,591,150	19,300,937	0	0		
2019	California Nevada Methodist Homes	2,092,474	15,965,929	1,629,448	19,687,851	0	0		
2020	California Nevada Methodist Homes	2,134,316	16,285,182	1,607,840	20,027,338	0	0		
2021	California Nevada Methodist Homes	2,156,422	16,453,855	1,517,276	20,127,553	0	0		
2022	California Nevada Methodist Homes	2,199,549	16,792,710	1,548,695	20,540,954	0	0		
2023	Lake Merritt Senior Living Llc	5,800,000	23,200,772	1,703,564	0	30,704,336	0		
<b>009 -0746-039-00 370 Hawthorne Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Sutter East Bay Hospitals	8,520,974	140,149,872	37,188,908	183,517,921	2,341,833	0		
2015	Sutter East Bay Hospitals	8,691,206	143,162,137	36,543,851	182,745,278	5,651,916	0		
2016	Sutter East Bay Hospitals	8,823,682	395,827,506	41,725,088	437,448,750	8,927,526	0		



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>009 -0746-039-00 370 Hawthorne Ave (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2017	Sutter East Bay Hospitals	9,000,151	395,336,970	31,300,029	413,855,292	21,781,858	0		
2018	Sutter Bay Hospitals	9,180,112	410,425,620	32,586,892	438,038,994	14,153,630	0		
2019	Sutter East Bay Hospitals	9,363,650	340,338,544	0	338,756,515	10,945,679	0		
2020	Sutter East Bay Hospitals	9,550,846	347,142,834	0	342,960,973	13,732,707	0		
2021	Sutter East Bay Hospitals	9,649,725	350,737,514	0	347,413,298	12,973,941	0		
2022	Sutter Bay Hospitals	9,842,660	357,750,310	0	354,359,623	13,233,347	0		
2023	Sutter Bay Hospitals	10,039,503	364,905,239	0	331,038,712	43,906,030	0		
<b>042 -4435-001-11 7700 Edgewater Dr</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Edgewater Park Plaza Llc	5,085,986	6,215,088	0	0	11,301,074	0		
2015	Edgewater Park Plaza Llc	5,187,600	6,339,262	0	0	11,526,862	0		
2016	Edgewater Park Plaza Llc	5,266,684	6,474,503	0	0	11,741,187	0		
2017	Edgewater Park Plaza Llc	5,371,994	6,603,964	0	0	11,975,958	0		
2018	Mksi Investors Llc	5,479,431	6,736,040	0	0	12,215,471	0		
2019	Edgewater Park Plaza Llc And Mksi Investors	5,588,995	6,870,729	0	0	12,459,724	0	5,733,000 F	
2020	Edgewater Park Plaza Llc And Mksi Investors	10,104,495	12,370,608	0	0	22,475,103	0		
2021	Edgewater Park Plaza Llc And Mksi Investors	10,209,114	12,498,690	0	0	22,707,804	0		
2022	Edgewater Park Plaza Llc And Mksi Investors	10,413,281	12,748,646	0	0	23,161,927	0	35,701,000 F	
2023	Bchpi Edgewater Llc And Edgewater Adobe L	20,000,000	30,000,000	0	0	50,000,000	0		
<b>001 -0163-014-00 412 Madison St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2021	Green Valley Corporation And 412 Madison Ll	9,295,716	0	0	0	9,295,716	0		
2022	412 Madison Llc	9,734,182	0	0	0	9,734,182	0		Pending
2023	412 Madison Llc	9,928,860	26,300,000	0	0	36,228,860	0		
<b>018 -0465-014-00 219 9Th Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2016	Zarsion Bbc Llc	1,918,957	0	0	0	1,918,957	0		
2017	Zarsion Bbc Llc	1,957,327	0	0	0	1,957,327	0	10,850,000 F	
2018	Zarsion Essex Llc	11,067,000	0	0	0	11,067,000	0		
2019	Zarsion Essex Llc	11,288,340	28,000,000	0	0	39,288,340	0	4,040,000 F	
2020	Zarsion Essex Llc	15,978,300	0	0	0	15,978,300	0		Pending
2021	Zarsion Essex Llc	16,143,722	0	0	0	16,143,722	0		
2022	Zarsion Essex Llc	16,466,578	90,000,000	0	0	106,466,578	0		Pending
2023	Zarsion Essex Llc	16,795,856	114,800,000	1,256,631	0	132,852,487	0		
<b>012 -0986-053-00 230 W Macarthur Blvd</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2021	Dpre Bayrock I Llc	6,286,459	0	0	0	6,286,459	0		
2022	Dpre Bayrock I Llc	6,412,144	0	0	0	6,412,144	0		
2023	Dpre Bayrock I Llc	6,540,379	22,400,000	0	0	28,940,379	0		



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>048A-7002-603-02 5000 Piedmont Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Mountain View Cemetery	6,412,349	11,124,556	283,145	17,820,050	0	0		
2015	Mountain View Cemetery	6,540,462	11,347,333	473,114	18,360,909	0	0		
2016	Mountain View Cemetery	6,640,169	11,519,457	442,083	18,601,709	0	0		
2017	Mountain View Cemetery	6,849,580	11,768,655	413,786	19,032,021	0	0		
2018	Mountain View Cemetery	6,986,560	12,000,473	355,345	19,342,378	0	0		
2019	Mountain View Cemetery	7,126,282	12,223,481	357,035	19,706,798	0	0		
2020	Mountain View Cemetery	7,268,791	12,464,422	288,823	0	20,022,036	0		
2021	Mountain View Cemetery	7,344,091	12,566,162	378,447	20,288,700	0	0		
2022	Mountain View Cemetery	7,490,961	12,865,717	420,867	0	20,777,545	0		
2023	Mountain View Cemetery	7,640,754	13,124,890	434,020	21,199,664	0	0		
<b>019 -0029-015-02 1130 E 3Rd St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Kw Lake Merritt Llc	7,785,185	23,217,933	284,246	0	31,287,364	0		
2015	Kw Lake Merritt Llc	7,940,727	23,681,810	370,795	0	31,993,332	0		
2016	Kw Lake Merritt Llc	8,061,782	24,042,835	359,802	0	32,464,419	0		
2017	Kw Lake Merritt Llc	8,222,982	24,523,586	326,356	0	33,072,924	0		
2018	Kw Lake Merritt Llc	8,387,437	25,014,044	328,373	0	33,729,854	0		
2019	Kw Lake Merritt Llc	8,555,147	25,514,209	349,680	0	34,419,036	0		
2020	Kw Lake Merritt Llc	8,726,190	26,024,313	384,648	0	35,135,151	0		
2021	Kw Lake Merritt Llc	8,816,555	26,293,811	609,247	0	35,719,613	0		
2022	Kw Lake Merritt Llc	8,992,867	26,819,631	781,053	0	36,593,551	0	55,500,000 F	
2023	Va7 Merritt Llc	16,650,000	38,049,000	801,890	0	55,500,890	0		
<b>008 -0751-005-00 2417 Broadway</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2022	2401 Broadway Development Group Llc	1,830,019	22,618,002	0	0	24,448,021	0		
2023	2401 Broadway Development Group Llc	1,866,620	30,628,562	10,409,680	0	42,904,862	0		
<b>041 -3848-013-03 5733 San Leandro St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	5733 San Leandro Lp	1,284,167	1,118,468	0	0	2,402,635	0		
2015	5733 San Leandro Lp	1,309,819	1,140,810	0	0	2,450,629	0		
2016	5733 San Leandro Lp	1,329,791	1,158,205	0	0	2,487,996	0		
2017	Oakland Cannery R And E Llc	1,356,381	1,228,386	0	0	2,584,767	0	8,528,500 F	
2018	Oakland Cannery Real Estate Llc And 5733 S	6,600,000	6,400,000	0	0	13,000,000	0		
2019	5733 Sloca Partnership And Oakland Cannery	6,732,000	6,528,000	0	0	13,260,000	0		
2020	5733 Sloca Partnership And Oakland Cannery	6,866,640	6,658,560	0	0	13,525,200	0		
2021	5733 Sloca Partnership And Oakland Cannery	6,937,722	6,727,488	0	0	13,665,210	0		
2022	5733 Sloca Partnership And Oakland Cannery	7,076,454	6,862,016	0	0	13,938,470	0		
2023	Ric San Leandro Llc	9,453,000	21,931,000	0	0	31,384,000	0		
<b>041 -3848-021-00 5625 International Blvd</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity



# THE CITY OF OAKLAND

## 2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

<b>041 -3848-021-00 5625 International Blvd (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Services Manufacturing Inc	956,322	26,544,594	8,299,456	0	35,800,372	0		
2015	Services Manufacturing Inc	975,427	24,062,198	6,488,070	0	31,525,695	0		
2016	Services Manufacturing Inc	990,301	22,253,556	6,315,911	0	29,559,768	0		
2017	Services Manufacturing Inc	1,010,106	2,110,789	17,609,266	0	20,730,161	0		
2018	Services Manufacturing Inc	1,030,306	2,440,681	22,595,705	0	26,066,692	0		
2019	Services Manufacturing Inc	1,050,908	2,288,758	21,545,019	0	24,884,685	0		
2020	Services Manufacturing Inc	1,071,923	2,581,876	24,197,911	0	27,851,710	0		
2021	Services Manufacturing Inc	1,083,024	2,516,329	23,673,907	0	27,273,260	0		
2022	Services Manufacturing Inc	1,104,683	2,518,791	20,836,615	0	24,460,089	0		
2023	Services Manufacturing Inc	1,126,774	2,246,826	37,694,930	0	41,068,530	0		

<b>002 -0079-006-00 184 13Th St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Wyz Peralta Lp	586,138	1,563,036	11,252	0	2,160,426	0		
2015	Wyz Peralta Lp	597,847	1,594,260	7,579	0	2,199,686	0		
2016	Wyz Peralta Lp	606,964	1,618,572	7,579	0	2,233,115	0		
2017	Wyz Peralta Lp	619,101	1,650,936	7,579	0	2,277,616	0		
2018	Wyz Peralta Lp	631,480	1,683,948	7,579	0	2,323,007	0		
2019	Jadinard Llc	644,107	1,717,620	7,579	0	2,369,306	0		
2020	Jakester Llc	656,986	1,751,964	20,113	0	2,429,063	0		
2021	184 13Th Street Associates Llc	697,566	1,853,442	22,124	0	2,573,132	0		
2022	184 13Th Street Associates Llc	711,517	1,890,508	22,124	0	2,624,149	0	18,500,000 F	
2023	184 13Th Street Associates Llc	5,661,000	13,181,970	26,083	0	18,869,053	0		

<b>008 -0636-019-01 1940 Webster St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2020	Lake Merritt Apartments Llc	11,638,200	0	0	0	11,638,200	0		
2021	Lake Merritt Apartments Llc	11,758,689	32,096,000	0	0	43,854,689	0		
2022	Lake Merritt Apartments Llc	11,993,849	62,903,000	2,101,014	0	76,997,863	0		
2023	Lake Merritt Apartments Llc	12,233,687	77,622,000	2,101,014	0	91,956,701	0		Pending

<b>029A-1301-003-03 3649 Dimond Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Satellite Senior Homes Inc	200,009	1,080,107	52,291	1,332,407	0	0		
2015	Satellite Senior Homes Inc	204,005	1,091,018	116,407	1,404,372	7,058	0		
2016	Satellite Senior Homes Inc	207,116	1,107,656	35,410	1,350,182	0	0		
2017	Satellite Senior Homes Inc	211,258	1,129,807	27,922	1,368,987	0	0		
2018	Satellite Senior Homes Inc	215,483	1,170,194	65,439	1,451,116	0	0		
2019	Satellite Senior Homes Inc	219,792	1,263,944	88,964	1,572,700	0	0		
2020	Satellite Senior Homes Inc	224,187	1,284,677	80,097	1,588,961	0	0		
2021	Satellite Senior Homes Inc	226,509	1,299,655	68,581	1,594,745	0	0		
2022	Satellite Senior Homes Inc	231,039	1,531,040	60,969	1,823,048	0	0		
2023	Beth Asher Lp	4,320,000	10,065,000	392,054	0	14,777,054	0		



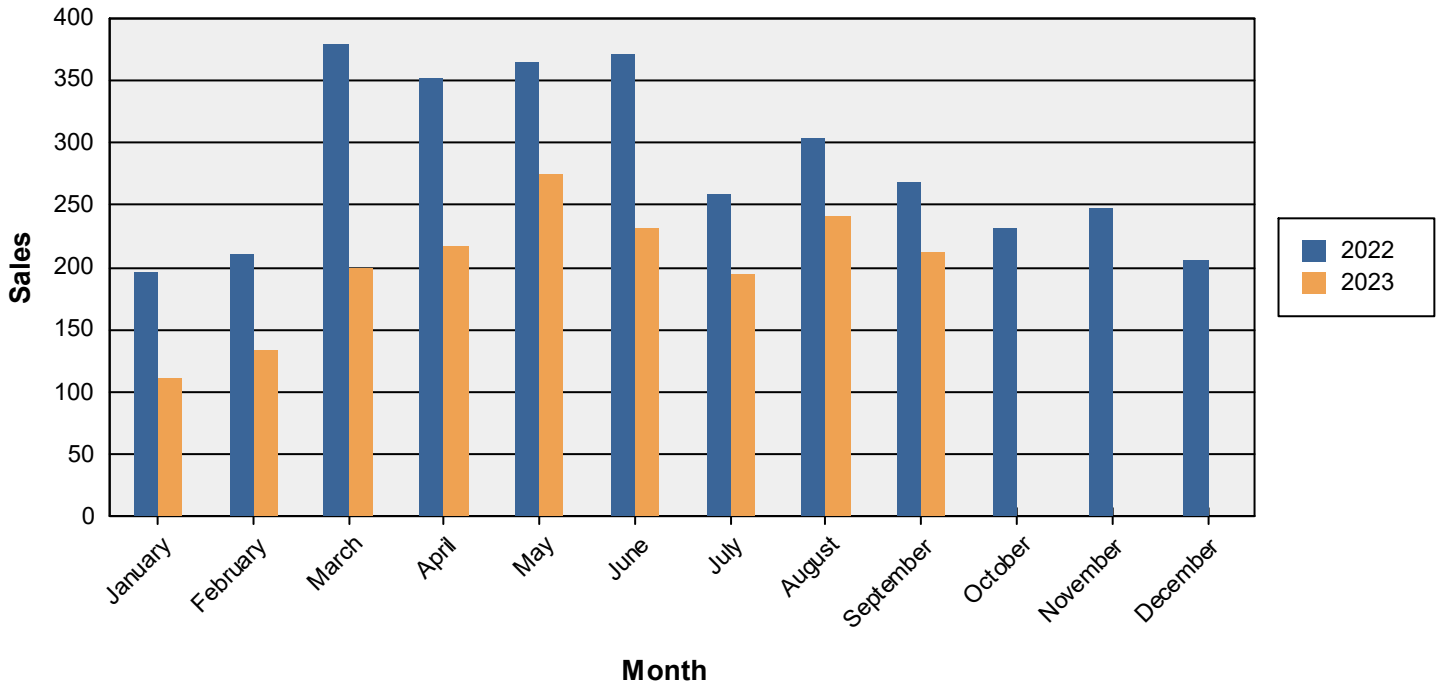


# THE CITY OF OAKLAND YEAR TO YEAR COMPARISON OF TRANSFERS

Single Family Residential Full Value Sales Through 9/30/2023

Month	2022					2023				
	Total Sales	Original Values	Sale Values*	Change Amount	Chg. %	Total Sales	Original Values	Sale Values*	Change Amount	Chg. %
Jan	196	97,526,952	183,378,172	85,851,220	88.0	112	64,998,532	102,135,044	37,136,512	57.1
Feb	211	111,627,806	196,773,020	85,145,214	76.3	134	85,224,493	159,982,531	74,758,038	87.7
Mar	378	210,647,717	397,003,501	186,355,784	88.5	199	133,512,759	218,159,563	84,646,804	63.4
Apr	351	209,548,797	398,541,762	188,992,965	90.2	217	141,653,184	231,874,572	90,221,388	63.7
May	365	219,954,184	412,577,989	192,623,805	87.6	274	179,345,660	303,518,652	124,172,992	69.2
Jun	371	219,654,543	419,466,752	199,812,209	91.0	231	147,998,097	253,313,443	105,315,346	71.2
Jul	259	146,701,332	267,594,606	120,893,274	82.4	194	109,548,720	195,591,862	86,043,142	78.5
Aug	304	171,522,215	303,483,185	131,960,970	76.9	241	138,452,606	235,874,439	97,421,833	70.4
Sep	269	139,172,599	268,975,772	129,803,173	93.3	212	124,788,251	204,359,117	79,570,866	63.8
Oct	232	132,768,742	246,164,858	113,396,116	85.4					
Nov	247	138,462,689	238,976,000	100,513,311	72.6					
Dec	205	112,077,362	183,005,455	70,928,093	63.3					
<b>Total</b>	<b>3,388</b>	<b>1,909,664,938</b>	<b>3,515,941,072</b>	<b>1,606,276,134</b>	<b>84.1</b>	<b>1,814</b>	<b>1,125,522,302</b>	<b>1,904,809,223</b>	<b>779,286,921</b>	<b>69.2</b>

## Monthly History



\* Excluded from this analysis are partial sales, quitclaim deeds, trust transfers and non-reported document number transfers. Additionally, if there have been multiple transfers of a property within a calendar year, the counts and sale values shown here will include only the most recent transaction within the calendar year.



# THE CITY OF OAKLAND

## TRANSFER OF OWNERSHIP (2019 - 2023)

### Single Family Residential

### Multifamily, Commercial, Industrial, Vacant

### Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change
<b>ENTIRE CITY</b> <i>Valid Sales Price Analysis</i>													
<b>2023</b> 1/1/23-9/30/23	1,814	\$1,125,522,302	\$1,904,809,223	69.2%	591	\$517,214,029	\$794,403,679	53.6%	2,405	\$1,642,736,331	\$2,699,212,902	64.3%	\$1,056,476,571
<b>2022</b> 1/1/22-12/31/22	3,388	\$1,909,664,938	\$3,515,941,072	84.1%	1,109	\$1,055,482,383	\$1,839,269,418	74.3%	4,497	\$2,965,147,321	\$5,355,210,490	80.6%	\$2,390,063,169
<b>2021</b> 1/1/21-12/31/21	4,519	\$2,554,858,281	\$4,568,557,643	78.8%	1,485	\$1,255,547,626	\$2,277,818,584	81.4%	6,004	\$3,810,405,907	\$6,846,376,227	79.7%	\$3,035,970,320
<b>2020</b> 1/1/20-12/31/20	3,395	\$1,898,944,579	\$3,067,240,995	61.5%	949	\$1,114,585,615	\$2,036,587,186	82.7%	4,344	\$3,013,530,194	\$5,103,828,181	69.4%	\$2,090,297,987
<b>2019</b> 1/1/19-12/31/19	3,377	\$1,664,548,899	\$2,836,541,065	70.4%	1,156	\$1,173,022,855	\$2,561,330,398	118.4%	4,533	\$2,837,571,754	\$5,397,871,463	90.2%	\$2,560,299,709
<b>GENERAL FUND</b> <i>Valid Sales Price Analysis</i>													
<b>2023</b> 1/1/23-9/30/23	1,266	\$912,131,736	\$1,552,142,185	70.2%	288	\$305,408,400	\$446,087,622	46.1%	1,554	\$1,217,540,136	\$1,998,229,807	64.1%	\$780,689,671
										<i>Est. Override: \$1,588,703.48</i>	<i>Est. Revenue Change: \$2,290,093.54</i>		
<b>2022</b> 1/1/22-12/31/22	2,323	\$1,486,625,741	\$2,840,118,117	91.0%	580	\$508,649,534	\$902,966,092	77.5%	2,903	\$1,995,275,275	\$3,743,084,209	87.6%	\$1,747,808,934
										<i>Est. Override: \$3,556,791.18</i>	<i>Est. Revenue Change: \$5,152,273.03</i>		
<b>2021</b> 1/1/21-12/31/21	3,154	\$2,010,683,588	\$3,710,048,756	84.5%	717	\$476,111,264	\$919,981,748	93.2%	3,871	\$2,486,794,852	\$4,630,030,504	86.2%	\$2,143,235,652
										<i>Est. Override: \$4,310,046.90</i>	<i>Est. Revenue Change: \$6,293,276.35</i>		
<b>2020</b> 1/1/20-12/31/20	2,403	\$1,536,258,281	\$2,480,425,495	61.5%	461	\$636,479,722	\$1,140,539,651	79.2%	2,864	\$2,172,738,003	\$3,620,965,146	66.7%	\$1,448,227,143
										<i>Est. Override: \$2,913,833.01</i>	<i>Est. Revenue Change: \$4,230,852.55</i>		
<b>2019</b> 1/1/19-12/31/19	2,346	\$1,330,090,614	\$2,251,968,833	69.3%	519	\$435,262,068	\$828,900,276	90.4%	2,865	\$1,765,352,682	\$3,080,869,109	74.5%	\$1,315,516,427
										<i>Est. Override: \$2,598,144.94</i>	<i>Est. Revenue Change: \$3,710,251.63</i>		
<b>OAKLAND SA</b> <i>Valid Sales Price Analysis</i>													
<b>2023</b> 1/1/23-9/30/23	548	\$213,390,566	\$352,667,038	65.3%	303	\$211,805,629	\$348,316,057	64.5%	851	\$425,196,195	\$700,983,095	64.9%	\$275,786,900
										<i>Est. Override: \$152,234.37</i>	<i>Est. Gross RPTTF Rev Change: \$3,166,860.97^</i>		
<b>2022</b> 1/1/22-12/31/22	1,065	\$423,039,197	\$675,822,955	59.8%	529	\$546,832,849	\$936,303,326	71.2%	1,594	\$969,872,046	\$1,612,126,281	66.2%	\$642,254,235
										<i>Est. Override: \$295,436.95</i>	<i>Est. Gross RPTTF Rev Change: \$7,434,092.77^</i>		
<b>2021</b> 1/1/21-12/31/21	1,365	\$544,174,693	\$858,508,887	57.8%	768	\$779,436,362	\$1,357,836,836	74.2%	2,133	\$1,323,611,055	\$2,216,345,723	67.4%	\$892,734,668
										<i>Est. Override: \$389,232.32</i>	<i>Est. Gross RPTTF Rev Change: \$10,333,403.78^</i>		
<b>2020</b> 1/1/20-12/31/20	992	\$362,686,298	\$586,815,500	61.8%	488	\$478,105,893	\$896,047,535	87.4%	1,480	\$840,792,191	\$1,482,863,035	76.4%	\$642,070,844
										<i>Est. Override: \$280,584.96</i>	<i>Est. Gross RPTTF Rev Change: \$7,431,970.02^</i>		
<b>2019</b> 1/1/19-12/31/19	1,031	\$334,458,285	\$584,572,232	74.8%	637	\$737,760,787	\$1,732,430,122	134.8%	1,668	\$1,072,219,072	\$2,317,002,354	116.1%	\$1,244,783,282
										<i>Est. Override: \$497,913.31</i>	<i>Est. Gross RPTTF Rev Change: \$14,408,366.49^</i>		

\* Sale value is a sum of all full value parcel sales (sales not included are quitclaim deeds, trust transfers, partial sales, timeshares, and non-reported document number transfers). Est Rev Change includes all assigned agencies.

^ RPPTTF revenue reflects all Incremental revenue (including qualified override rates) generated in successor project areas, excluding base year revenue.

# THE CITY OF OAKLAND

## SALES VALUE HISTORY

Detached Single Family Residential Full Value Sales 01/01/2009 - 9/30/2023)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2009	3,382	\$293,912	\$164,000	
2010	2,895	\$346,601	\$222,000	35.37%
2011	2,842	\$334,621	\$220,000	-0.90%
2012	3,262	\$380,208	\$269,000	22.27%
2013	3,242	\$489,246	\$402,500	49.63%
2014	2,952	\$559,302	\$455,000	13.04%
2015	2,911	\$654,833	\$555,000	21.98%
2016	2,886	\$698,035	\$600,500	8.20%
2017	2,789	\$754,375	\$650,000	8.24%
2018	2,734	\$845,066	\$725,000	11.54%
2019	2,678	\$880,848	\$756,000	4.28%
2020	2,669	\$963,301	\$861,000	13.89%
2021	3,469	\$1,105,039	\$955,000	10.92%
2022	2,652	\$1,130,175	\$975,000	2.09%
2023	1,447	\$1,101,184	\$903,500	-7.33%



\* Multiparcel transfers, quitclaim deeds, trust transfers, timeshares, and partial sales are excluded from this analysis.

Data Source: Alameda County Recorder

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# ALAMEDA COUNTY

## 2023 COUNTY SALES COMPARISON BY CITY

Single Family Residential Sales (01/01/2022 - 9/30/2023)

City	2022 Sale Count	2023 Sale Count	2022 Median Sales Price	2023 Median Sales Price	Median % Change
ALAMEDA	547	313	1,220,000	1,100,000	-9.84
ALAMEDA COUNTY UNINCORPORATE	1,138	652	910,000	900,000	-1.10
ALBANY	130	78	1,100,000	1,070,000	-2.73
BERKELEY	644	368	1,491,454	1,342,500	-9.99
DUBLIN	732	389	1,277,500	1,240,000	-2.94
EMERYVILLE	160	108	510,000	540,000	5.88
FREMONT	1,708	916	1,367,750	1,350,000	-1.30
HAYWARD	1,115	634	850,000	840,000	-1.18
LIVERMORE	1,181	641	1,110,000	1,060,000	-4.50
NEWARK	474	285	1,187,500	1,145,000	-3.58
OAKLAND	3,467	1,815	850,000	790,000	-7.06
PIEDMONT	115	69	2,605,000	2,500,000	-4.03
PLEASANTON	694	432	1,615,000	1,549,000	-4.09
SAN LEANDRO	610	353	850,000	820,000	-3.53
UNION CITY	447	250	1,100,000	1,152,500	4.77
ALAMEDA COUNTY (Entire Region)	13,162	7,303	1,060,000	1,010,000	-4.72

\*Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers.

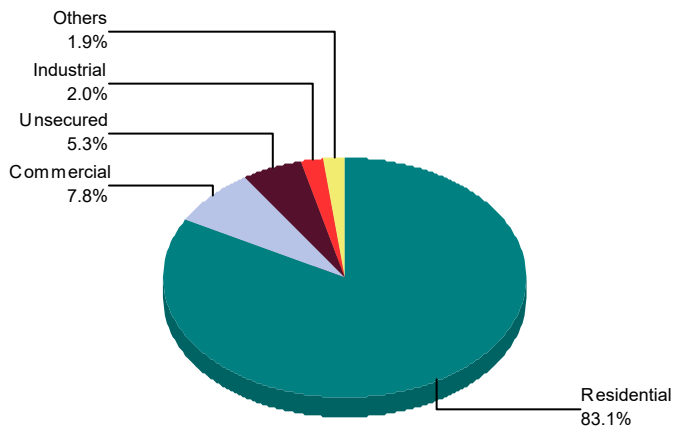
# THE CITY OF OAKLAND

## 2023/24 USE CATEGORY SUMMARY

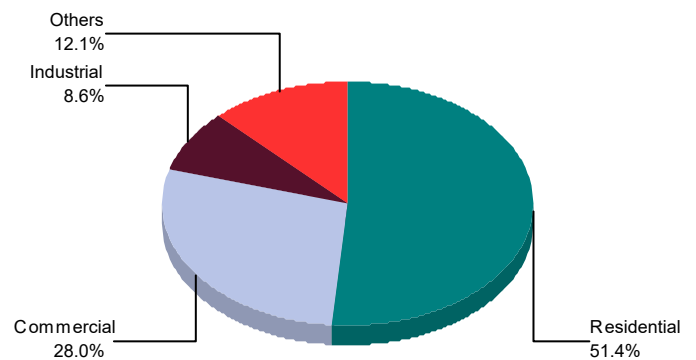
### BASIC PROPERTY TAX TABLE

Category	Parcels	Net Taxable Value	G. F. Revenue	Gross RPTTF Rev
Residential	98,436	\$63,097,416,507 (73.4%)	\$245,955,051.77	\$175,523,492.07
Commercial	4,911	\$12,018,686,616 (14.0%)	\$22,988,327.73	\$95,519,469.17
Industrial	1,608	\$3,456,066,964 (4.0%)	\$5,907,523.35	\$29,268,664.77
Institutional	644	\$270,078,833 (0.3%)	\$933,918.22	\$1,054,665.90
Recreational	168	\$136,124,735 (0.2%)	\$421,755.43	\$666,799.40
Vacant	3,860	\$1,771,744,138 (2.1%)	\$4,064,900.42	\$12,245,960.81
Exempt	3,057	\$0 (0.0%)	\$0.00	\$0.00
SBE Nonunitary	[50]	\$20,193,415 (0.0%)	\$132,675.43	\$-84,267.24
Unsecured	[10,948]	\$5,190,664,376 (6.0%)	\$15,572,324.31	\$27,409,032.39
<b>TOTALS</b>	<b>112,684</b>	<b>\$85,960,975,584</b>	<b>\$295,976,476.65</b>	<b>\$341,603,817.27</b>

**CITY REVENUE PORTION**



**INCREMENTAL REVENUE PORTION**



# THE CITY OF OAKLAND

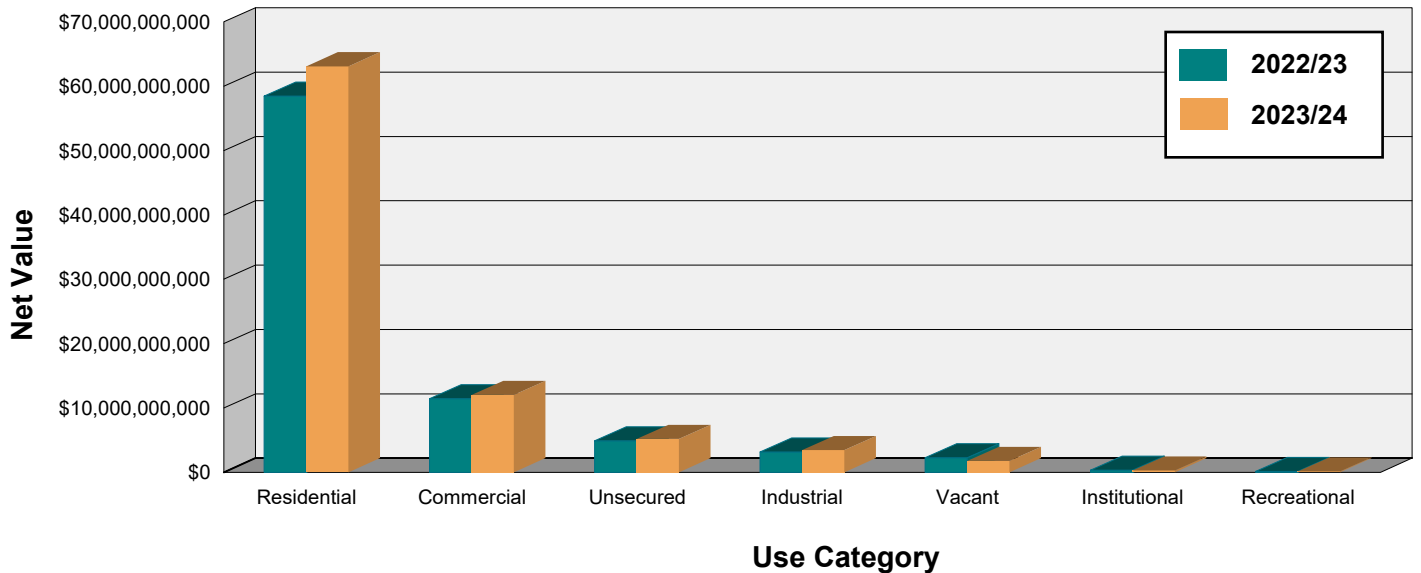
## 2023/24 GROWTH BY USE CATEGORY

### 2022/23 to 2023/24 Value Growth by Use Category

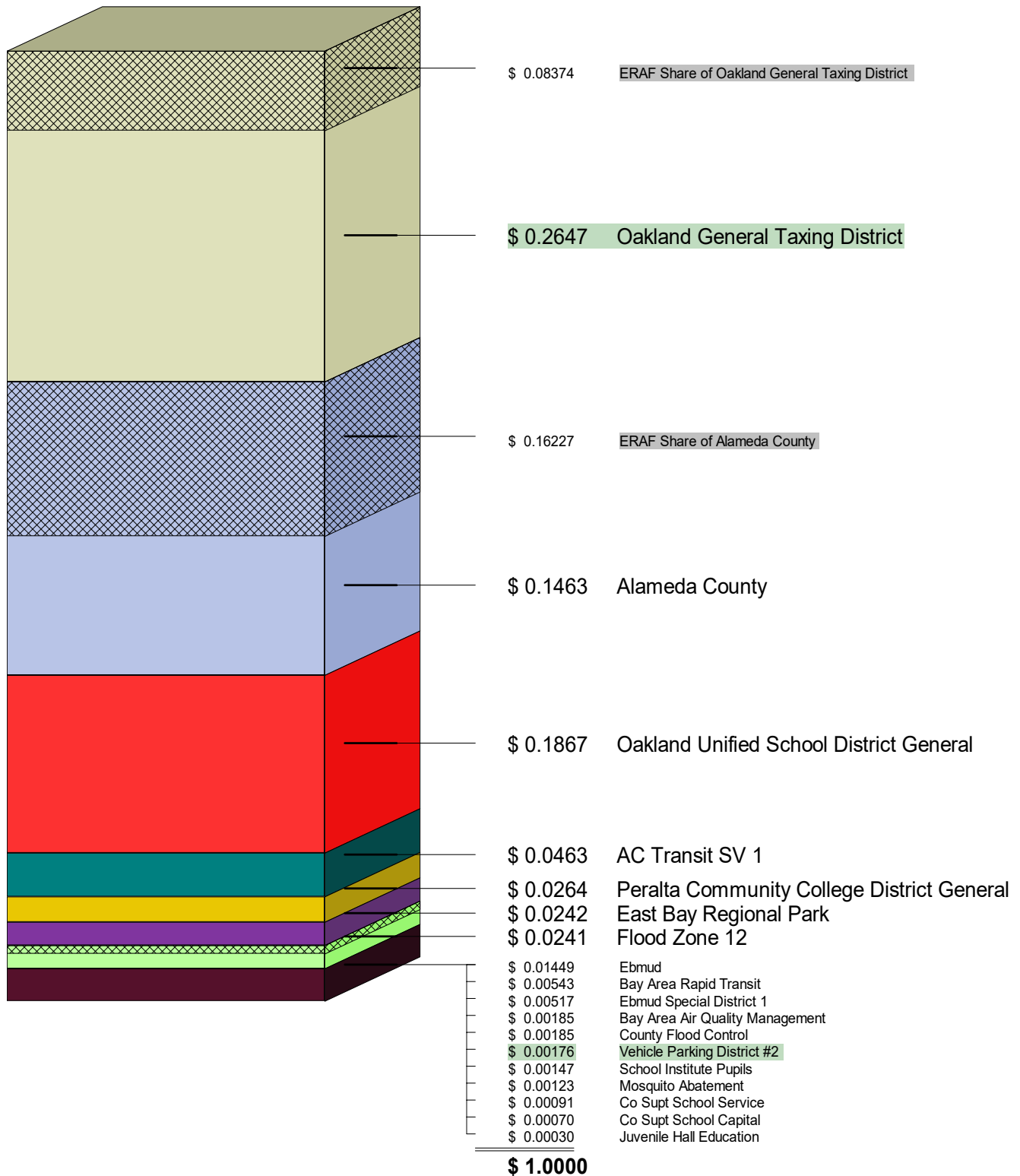
Category	2022/23 Net Taxable Value		2023/24 Net Taxable Value			\$ Change	% Change
Residential	98,298	\$58,469,965,311	98,436	\$63,097,416,507	(73.4%)	\$4,627,451,196	7.9%
Commercial	4,903	\$11,419,659,165	4,911	\$12,018,686,616	(14.0%)	\$599,027,451	5.2%
Unsecured	[11,348]	\$4,888,199,212	[10,948]	\$5,190,664,376	(6.0%)	\$302,465,164	6.2%
Industrial	1,618	\$3,153,698,360	1,608	\$3,456,066,964	(4.0%)	\$302,368,604	9.6%
Vacant	3,874	\$2,254,859,458	3,860	\$1,771,744,138	(2.1%)	-\$483,115,320	-21.4%
Institutional	647	\$324,602,183	644	\$270,078,833	(0.3%)	-\$54,523,350	-16.8%
Recreational	169	\$122,741,537	168	\$136,124,735	(0.2%)	\$13,383,198	10.9%
SBE Nonunitary	[52]	\$26,783,669	[50]	\$20,193,415	(0.0%)	-\$6,590,254	-24.6%
Exempt	3,054	\$0	3,057	\$0	(0.0%)	\$0	0.0%
<b>TOTALS</b>	<b>112,563</b>	<b>\$80,660,508,895</b>	<b>112,684</b>	<b>\$85,960,975,584</b>	<b>(100.0%)</b>	<b>\$5,300,466,689</b>	<b>6.6%</b>

Numbers in blue are parcel/assessment counts

### Assessed Value by Major Use Category



# THE CITY OF OAKLAND PROPERTY TAX DOLLAR BREAKDOWN



**ATI (Annual Tax Increment) Ratios for Tax Rate Area 17-001, Excluding Redevelopment Factors & Additional Debt Service**

Data Source: Alameda County Assessor 2023/24 Annual Tax Increment Tables

Prepared On 12/1/2023 By MV

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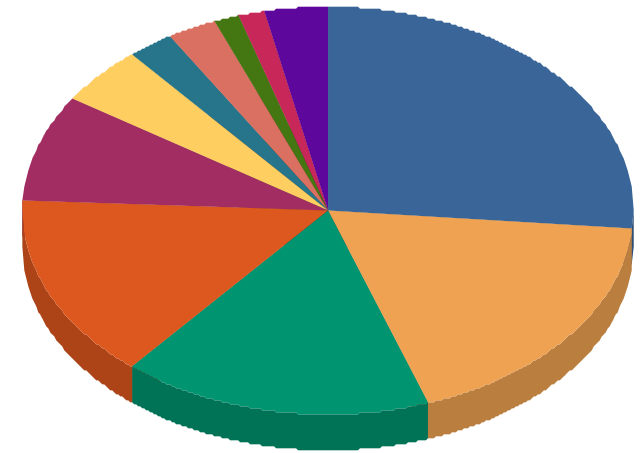
# THE CITY OF OAKLAND

## 2023/24 WEIGHTED AVERAGE SHARES

### ATI Revenue by Agency for all NON SA TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share
9040	Oakland General Taxing District	26.528129%
3010	Oakland Unified School District General	18.276004%
1005-ERAF	ERAF Share of Alameda County	16.260625%
1005	Alameda County	14.664456%
9040-ERAF	ERAF Share of Oakland General Taxing District	8.391558%
7161	AC Transit SV 1	4.637062%
3004	Peralta Community College District General	2.586320%
7180	East Bay Regional Park	2.427442%
7113	Flood Zone 12	1.537978%
7205	EBMUD	1.452567%
7113-ERAF	ERAF Share of Flood Zone 12	0.878335%
7165	Bay Area Rapid Transit	0.544692%
7268	EBMUD Special District 1	0.518091%
3014	San Leandro Unified School District General	0.223664%
7115	Bay Area Air Quality Management	0.185487%
9043	Vehicle Parking District #2	0.177284%
4010	School Institute Pupils	0.147014%
7070	County Flood Control	0.106608%
4012	CO SUPT School Service	0.091358%
7070-ERAF	ERAF Share of County Flood Control	0.078761%
7135	Mosquito Abatement	0.073353%
4013	CO SUPT School Capital	0.070392%
3003	Chabot-Las Positas Community College General	0.051987%
7135-ERAF	ERAF Share of Mosquito Abatement	0.050322%
4011	Juvenile Hall Education	0.030423%
3072	Castro Valley Unified School District General	0.005507%
7007	Alameda County Fire Department	0.002814%
4015	School Development Center	0.002009%
4020	School Audio VIS CAP	0.000430%
3008	Berkeley Unified School District General	0.000247%
7375	Alameda County RES CONS	0.000119%
7375-ERAF	ERAF Share of Alameda County RES CONS	0.000024%
7114	Flood Zone 13	0.000000%

Oakland General Taxing District	26.5%
Oakland Unified School District General	18.3%
ERAF Share of Alameda County	16.3%
Alameda County	14.7%
ERAF Share of Oakland General Taxing District	8.4%
AC Transit SV 1	4.6%
Peralta Community College District General	2.6%
East Bay Regional Park	2.4%
Flood Zone 12	1.5%
EBMUD	1.5%
Others	3.2%
<b>Total:</b>	<b>100.0%</b>



NOTES: The share calculations do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2023/24 Combined Tax Rolls

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# THE CITY OF OAKLAND

## 2023/24 WEIGHTED AVERAGE SHARES

ATI Revenue by Agency for all NON SA TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share
7114-ERAF	ERAF Share of Flood Zone 13	0.000000%
7007-ERAF	ERAF Share of Alameda County Fire Department	-0.001063%
		<b>100.000000%</b>

NOTES: The share calculations do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2023/24 Combined Tax Rolls

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Prepared On 12/1/2023 By MV

# THE CITY OF OAKLAND

## 2023/24 ONE PERCENT WEIGHTED TAX SHARE

General Fund ATI Share for all Non-SA TRAs within each Agency - ERAF Adjusted

City	GF Share	GF Related Share	Total GF Share
Berkeley	32.46%		32.46%
Piedmont	30.39%		30.39%
Oakland	26.53%	0.18%	26.71%
Alameda	25.68%		25.68%
Pleasanton	25.61%		25.61%
Dublin	23.55%		23.55%
Albany	19.43%		19.43%
Livermore	17.90%		17.90%
Emeryville	17.11%		17.11%
Newark	16.72%		16.72%
Hayward	16.19%		16.19%
Union City	15.99%		15.99%
Fremont	14.50%		14.50%
San Leandro	11.80%		11.80%

NOTES: The share calculations do not take into account any override revenue.

The GF Related Share for non-school taxing entities may be adjusted further by the Auditor-Controller for ERAF and may be lower than shown.

New tax rate areas have been excluded from this calculation.

*Data Source: 2023/24 Combined Tax Rolls*

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Prepared On 12/1/2023 By MV

**Oakland General Fund**

1% Revenue Split  
Unsecured: 5.3%; Secured: 94.7%

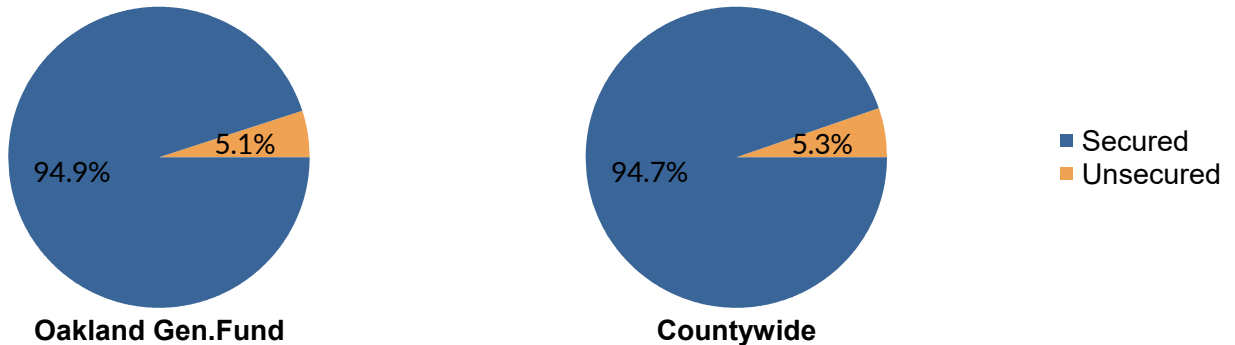
	<u>Total</u>	<u>Unsecured</u>	<u>Secured</u>
Tax Revenue Calculation @ 1% (includes shifts)	\$163,523,655	\$8,615,770	\$154,907,885
Aircraft (33.33% share to City)	\$1,829,210	\$1,829,210	
Unitary Revenue (prior year)	\$3,246,345		\$3,246,345
<b>ESTIMATED 1% REVENUE ALLOCATION</b>	<b>\$168,599,210</b>	<b>\$10,444,980</b>	<b>\$158,154,230</b>
Less Admin Fee (prior year)	-\$866,548		
Debt Service Override Tax Rate Revenue	\$130,623,612	\$6,833,479	\$123,790,133
VLF AA Allocation (estimated)	\$67,214,478		

**Vehicle Parking District #2 (9043)**

1% Revenue Split  
Unsecured: 5.3%; Secured: 94.7%

	<u>Total</u>	<u>Unsecured</u>	<u>Secured</u>
Tax Revenue Calculation @ 1% (includes shifts)	\$997,533	\$52,558	\$944,975
Unitary Revenue (prior year)	\$6,088		\$6,088
<b>ESTIMATED 1% REVENUE ALLOCATION</b>	<b>\$1,003,621</b>	<b>\$52,558</b>	<b>\$951,063</b>
Less Admin Fee (prior year)	-\$5,181		

**Secured & Unsecured 1% Revenue Proportion**

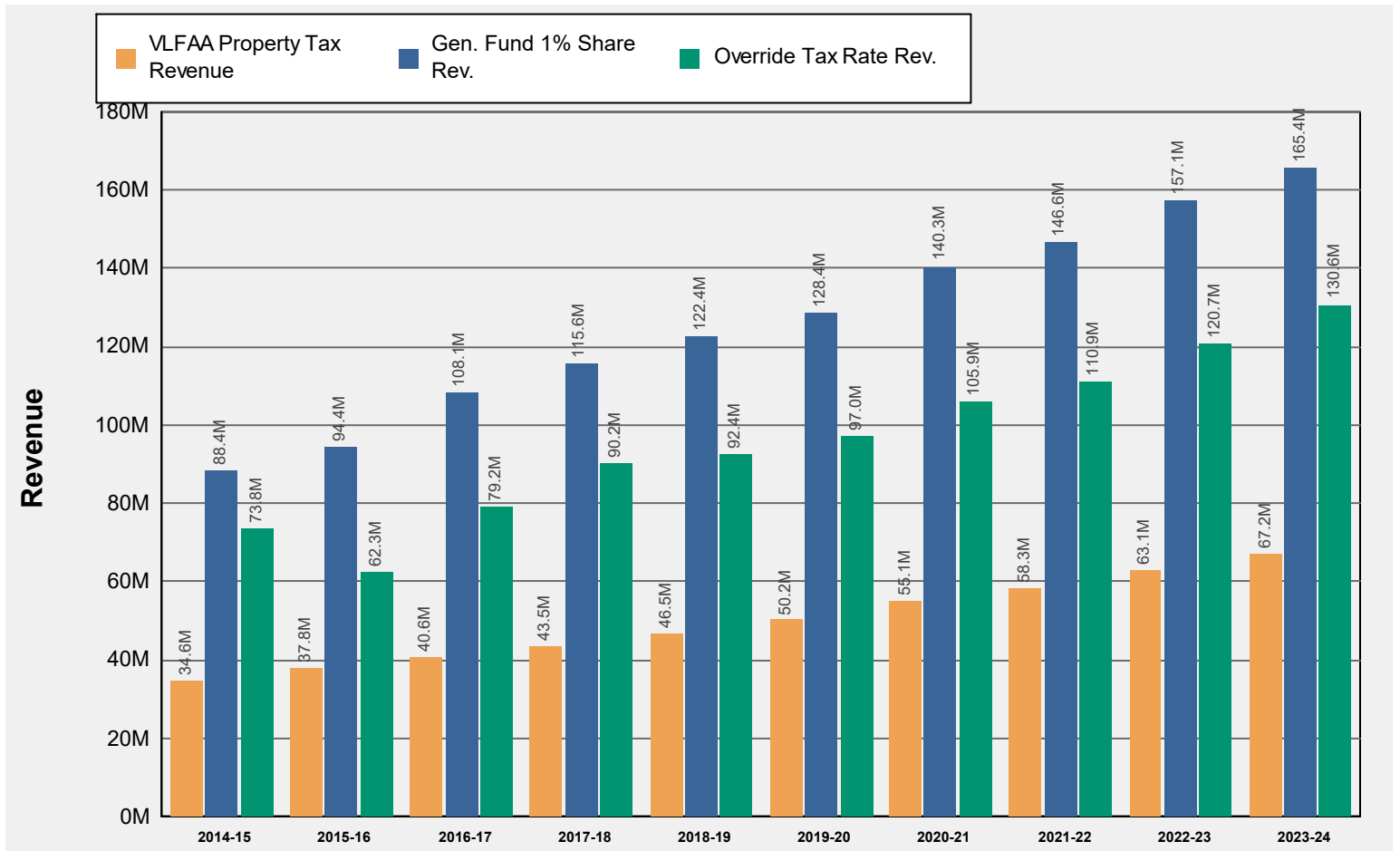


Notes: ◦ Property Tax Revenue Summary assumes 100% payment of taxes. Delinquency is not considered in the report; however, rates of between 1% and 2.5% are typical.  
 ◦ Revenue split is estimated from countywide roll revenue proportion.  
 ◦ Homeowner exemption revenue is included in this revenue model.  
 ◦ Tax increment revenue from pass-throughs or residual distributions are not included. Also not included are many pooled revenue adjustments, including county administrative fees, supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, and roll corrections.  
 ◦ The General Fund Tax Revenue Calculation row includes revenue from Tax Rate Areas in Successor Agencies with total revenue of 2,905,464 that are no longer receiving incremental revenue because the total revenue collected has been capped. Capped projects include Acorn Redevelopment Project, Oak Center Redevelopment Project Area, Stanford/Adeline RP Area.

# THE CITY OF OAKLAND

## REVENUE HISTORY

Roll Year	Gen. Fund 1% Share Rev.	% Chg	Override Tax Rate Rev.	% Chg	VLFAA Property Tax Revenue	% Chg
2014-15	\$88,437,645		\$73,759,743		\$34,600,769	
2015-16	\$94,369,635	6.7%	\$62,281,812	-15.5%	\$37,790,960	9.2%
2016-17	\$108,054,085	14.5%	\$79,236,915	27.2%	\$40,602,607	7.4%
2017-18	\$115,609,023	6.9%	\$90,198,297	13.8%	\$43,541,180	7.2%
2018-19	\$122,449,378	5.9%	\$92,370,876	2.4%	\$46,546,747	6.9%
2019-20	\$128,420,567	4.8%	\$97,040,936	5.0%	\$50,214,631	7.8%
2020-21	\$140,280,101	9.2%	\$105,944,541	9.1%	\$55,069,699	9.6%
2021-22	\$146,623,136	4.5%	\$110,930,535	4.7%	\$58,291,276	5.8%
2022-23	\$157,094,206	7.1%	\$120,692,757	8.8%	\$63,059,502	8.1%
2023-24	\$165,352,865	5.2%	\$130,623,612	8.2%	\$67,214,478	6.5%



**Override Tax Rate Rev. includes:** Oakland General Taxing District

**VLFAA Property Tax Revenue includes:** City VLF

Prior to 2015, the impacts of jurisdictional changes on the apportionment factors were not available for quantifying the necessary shifts.

Revenue flowing through a Successor Agency's RPTTF process as residual distribution is not included, nor are pooled revenue adjustments, including unitary revenue, County administrative fee, supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, and roll corrections. Homeowner exemption revenue is included in this revenue model.

**Data Source:** 2023-24 Combined Tax Rolls

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Prepared On 12/1/2023 By MV

# THE CITY OF OAKLAND

## NONRESIDENTIAL NEW CONSTRUCTION

2022/23 TO 2023/24 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
001 -0141-017-02	Commercial	Moraya Investments Llc	6,458,070	6,612,134	+ 2.4%
001 -0155-005-00	Industrial	Action Jackson Llc	938,166	1,640,445	+ 74.9%
001 -0185-025-00	Commercial	Gin Bo K And Chi Y	226	231	+ 2.2%
001 -0193-021-00	Commercial	Jine Diana Judith	101,756	941,562	+ 825.3%
001 -0211-015-01	Institutional	New Destiny Inc	1,859,171	2,109,648	+ 13.5%
002 -0027-007-00	Commercial	601 City Center Llc	248,442,780	258,240,359	+ 3.9%
002 -0047-012-00	Commercial	11 West Ninth Street Owner Lp	1,003	1,024	+ 2.1%
002 -0057-005-00	Commercial	360 12Th Street Oakland Llc	3,429,540	3,502,575	+ 2.1%
002 -0063-007-00	Commercial	316 12Th Street Llc	1,576,755	6,576,285	+ 317.1%
003 -0061-032-00	Commercial	Barker Rudolph D Trust	435	444	+ 2.1%
003 -0063-008-04	Industrial	Arc Document Solutions Llc	1,067,911	1,105,945	+ 3.6%
004 -0003-001-02	Industrial	Pace Supply Corporation	2,284,159	2,389,595	+ 4.6%
004 -0021-004-00	Industrial	Red Star Industrial Service	1,868,816	1,923,627	+ 2.9%
004 -0027-016-00	Industrial	Cref3 Adeline Owner Llc	927,156	2,993,700	+ 222.9%
004 -0051-011-02	Industrial	The Crucible	3,141,843	3,206,546	+ 2.1%
005 -0403-001-00	Commercial	West Oakland Associates Llc	9,013,264	9,227,521	+ 2.4%
005 -0422-002-03	Industrial	Iron Mountain Records Management Inc	9,438,579	9,679,008	+ 2.5%
005 -0427-003-00	Industrial	West Grand Adeline Llc	3,695,146	3,820,047	+ 3.4%
005 -0439-027-00	Commercial	Joj Investment Properties Llc And Rjk Inv	484,587	500,733	+ 3.3%
005 -0440-001-02	Industrial	Saroni Alfred B 3Rd	724,416	740,029	+ 2.2%
005 -0459-011-00	Industrial	2905 Union St Llc	1,600,936	2,557,752	+ 59.8%
005 -0480-002-00	Commercial	Rising Sun Center For Opportunity	959,610	1,017,067	+ 6.0%
006 -0027-001-00	Industrial	Wood Street Associates Llc	1,286,592	1,367,318	+ 6.3%
006 -0029-003-02	Industrial	California Waste Solutions Inc	1,587,514	1,621,074	+ 2.1%
006 -0031-047-00	Industrial	Cole Floyd A Trust And Cole Maurice Sr /	679	693	+ 2.1%
007 -0551-001-00	Industrial	Thollaug Raymond J Heirs Of Estate	40,415	437,500	+ 982.5%
007 -0551-023-00	Commercial	Thollaug Raymond J Heirs Of Estate	901	5,000	+ 454.9%
007 -0596-002-01	Industrial	Delanoy Fred N Trust And Mainstay Capi	80,254	460,929	+ 474.3%
007 -0617-046-02	Commercial	Bre Esa P Portfolio Llc	10,889,236	11,142,524	+ 2.3%
008 -0620-001-00	Commercial	Haddad And Sherwin Building Llc	1,001,440	1,023,218	+ 2.2%
008 -0621-006-00	Institutional	New University Real Estate Llc	1,753,111	1,818,088	+ 3.7%
008 -0623-012-00	Commercial	Cheng Stacey Y Trust Et Al	1,680,750	1,995,656	+ 18.7%
008 -0624-030-00	Commercial	Hpn 1618 Franklin Llc And Lrg Ary Lane	6,835,506	7,677,197	+ 12.3%
008 -0627-038-03	Commercial	Lake Merritt Senior Living Llc	16,792,710	23,200,772	+ 38.2%
008 -0638-005-02	Commercial	444 19Th Llc	218,573	2,122,944	+ 871.3%
008 -0639-001-00	Commercial	Uptown Broadway Llc	405,960,000	416,297,700	+ 2.5%
008 -0640-011-00	Commercial	Youth Radio	2,838,988	2,898,827	+ 2.1%
008 -0645-035-00	Recreational	Touchstone Climbing Inc	2,217,566	2,263,743	+ 2.1%
008 -0651-014-03	Commercial	Jpmorgan Chase Bank	1,868,150	1,916,676	+ 2.6%
008 -0653-023-00	Commercial	Lake Merritt Tower Llc	53,303,277	54,426,913	+ 2.1%
008 -0662-010-01	Commercial	St Vincent De Paul Soc	1,567,579	1,612,463	+ 2.9%
008 -0667-009-00	Institutional	Young Mens Christian Association Of Th	12,953,208	13,251,378	+ 2.3%
008 -0668-003-00	Institutional	Creative Growth Art Center Inc	409,953	419,677	+ 2.4%
008 -0668-014-00	Commercial	Tdp Webster Llc	3,552,034	4,296,270	+ 21.0%
008 -0668-015-00	Commercial	Tdp Webster Llc	2,893,810	3,341,683	+ 15.5%
008 -0717-002-00	Commercial	Sofxi Wfo Center 21 Owner Llc	207,750,526	212,016,289	+ 2.1%
008 -0739-003-00	Commercial	2355 Broadway Llc	5,808,747	5,954,471	+ 2.5%
008 -0751-001-00	Commercial	2401 Broadway Development Group Llc	3,231,182	5,122,625	+ 58.5%
008 -0751-004-00	Commercial	2401 Broadway Development Group Llc	1,615,612	2,627,124	+ 62.6%
009 -0688-021-01	Commercial	29Th Street Convalescent Hospital Prop	734,842	785,219	+ 6.9%
009 -0697-049-00	Commercial	Twenty Eight Thirty One Telegraph Av As	239,638	247,533	+ 3.3%
009 -0704-016-01	Commercial	Enterprise Rent A Car Company	162,527	183,766	+ 13.1%
009 -0718-002-00	Commercial	Jabar Ibrahim S And Mussa Mohammed	384,178	460,455	+ 19.9%
009 -0721-009-00	Commercial	St Marys Center	182,013	217,672	+ 19.6%
010 -0768-002-04	Commercial	Oak Harrison Llc	1,813,268	2,012,527	+ 11.0%
010 -0769-013-01	Commercial	Covia Communities	24,929,609	25,794,605	+ 3.5%

**Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0%  
Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.**

# THE CITY OF OAKLAND

## NONRESIDENTIAL NEW CONSTRUCTION

2022/23 TO 2023/24 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
010 -0835-016-00	Commercial	Hopewealth Llc	404,145	442,226	+ 9.4%
011 -0836-020-00	Recreational	Renaissance Rialto Inc	2,277,351	2,897,892	+ 27.2%
012 -0947-001-00	Commercial	Edr Holding Llc And 1130 30Th Street Lp	524,942	688,440	+ 31.1%
012 -0959-019-02	Commercial	Jsr2 Hospitality Investments Llc	363,547	371,428	+ 2.2%
012 -0974-044-01	Commercial	444 Hospitality Inc	1,668,778	1,709,101	+ 2.4%
012 -0991-006-01	Commercial	Borsuk Mark S And Krueger Suzanne J 1	892,690	1,142,811	+ 28.0%
013 -1092-004-00	Commercial	Baxter Jenell	47,594	232,352	+ 388.2%
013 -1096-060-03	Commercial	Jones Mary L Trust And Jones Mary L Tri	780	796	+ 2.1%
013 -1097-026-00	Commercial	Rios-Almeida Family Living Trust	428,000	1,050,000	+ 145.3%
013 -1124-014-01	Commercial	Suds Machine Inc	167,867	307,213	+ 83.0%
013 -1160-005-00	Industrial	Storquest Oakland Llc	3,485,398	3,562,082	+ 2.2%
013 -1164-019-00	Commercial	King Daniel G And Gary A Trust	27,031	582,624	+ 2,055.4%
014 -1200-004-02	Commercial	Hunter Kenneth Heir Of Estate	802,500	1,056,006	+ 31.6%
014 -1205-019-01	Commercial	Childrens Hospital And Research Center	86,895,313	89,121,060	+ 2.6%
015 -1279-001-00	Institutional	Elephant Head Investments Ii Llc	473,570	630,520	+ 33.1%
015 -1332-010-00	Industrial	Belda David C And Sandra L Trust	589,111	637,612	+ 8.2%
015 -1337-011-00	Commercial	King Daniel G And Gary A Trust	140,323	260,100	+ 85.4%
016 -1422-002-02	Commercial	P And C Llc	1,603,339	1,709,235	+ 6.6%
016 -1432-002-00	Commercial	6427 Shattuck Llc	1,545,300	1,654,206	+ 7.0%
016 -1451-001-01	Commercial	6444 San Pablo Llc	24,490	624,240	+ 2,449.0%
016 -1451-016-00	Commercial	6432 San Pablo Llc	18,945	353,736	+ 1,767.2%
016 -1455-006-00	Commercial	6451 San Pablo Llc	50,655	343,332	+ 577.8%
016 -1455-020-00	Commercial	Sappal Pritpaul S And Kanwaljit K Trust	109,381	115,564	+ 5.7%
018 -0395-001-00	Industrial	Schnitzer Steel Products Of California In	74,573,150	79,628,959	+ 6.8%
019 -0018-013-00	Industrial	Zhu Weijian	108,723	1,550,400	+ 1,326.0%
019 -0032-004-00	Commercial	Arroyo Alfonso P And Carmen	597,724	619,678	+ 3.7%
019 -0038-004-01	Industrial	Lily Divito Trust	181,249	786,000	+ 333.7%
019 -0038-006-03	Industrial	Lily Divito Trust	125,548	525,000	+ 318.2%
019 -0056-008-06	Industrial	25Th Street Rose Associates Llc	535,500	1,443,810	+ 169.6%
019 -0066-007-15	Industrial	2109 Frederick Street Llc	2,599,759	6,629,746	+ 155.0%
019 -0079-021-03	Industrial	Toy Tommy	196,869	433,806	+ 120.4%
019 -0088-006-01	Industrial	Lovett Gary H And Jacque E Trust	226	231	+ 2.2%
020 -0109-006-03	Industrial	2040 Solano Way Llc	252,280	770,325	+ 205.3%
020 -0134-007-03	Commercial	7Eleven Inc	1,585,378	1,657,191	+ 4.5%
020 -0142-005-02	Commercial	Anderson David H And Joanne K Trust	61,257	828,240	+ 1,252.1%
020 -0142-005-03	Commercial	Anderson David H And Joanne K Trust	20,491	126,480	+ 517.2%
020 -0147-019-00	Commercial	Cheng Ming And Tchong Jade Trust	379,193	403,974	+ 6.5%
020 -0198-019-00	Commercial	Ali Nashwan M	877,806	913,512	+ 4.1%
023 -0424-028-00	Commercial	Chestnut Lakeshore Llc	748,721	2,599,959	+ 247.3%
025 -0667-001-02	Industrial	Voila Juice Company Llc	201,608	286,128	+ 41.9%
025 -0667-016-02	Industrial	Voila Juice Company Llc	1,232,252	1,691,393	+ 37.3%
025 -0695-021-01	Commercial	Goodwill Industries Inc	4,470,565	4,753,739	+ 6.3%
025 -0713-010-00	Commercial	Telecare Corporation	2,563,714	2,682,458	+ 4.6%
025 -0721-015-00	Commercial	La Clinica De La Raza	512,338	538,026	+ 5.0%
025 -0749-001-00	Industrial	Mhc 120 Oakland California Llc	0	2,167,500	+ 99,999.9%
026 -0771-006-05	Commercial	Telecare Corporation	5,818,148	5,969,572	+ 2.6%
028 -0905-004-00	Commercial	Leavenworth Jonathan D	9,703	20,400	+ 110.2%
029 -0991-018-00	Commercial	Konstantin John K	41,124	577,422	+ 1,304.1%
029A-1302-018-00	Commercial	Dimond Alley Llc	535,440	554,248	+ 3.5%
029A-1302-052-00	Commercial	Bank Of America N T And S A	2,123,781	2,218,133	+ 4.4%
029A-1327-013-00	Commercial	Bennett Barton W Trust	165,886	1,071,000	+ 545.6%
029A-1367-004-04	Institutional	Head Royce Schools	59,354,191	61,120,811	+ 3.0%
030 -1980-001-00	Commercial	Redwood And 35Th Avenue Gas Station	225,744	235,210	+ 4.2%
032 -2030-122-00	Institutional	Johnson Debra A	434,999	775,098	+ 78.2%
033 -2127-015-01	Commercial	Mercy Retirement And Care Center	10,722,535	11,768,983	+ 9.8%
033 -2135-031-00	Commercial	Jackson Lisa J And Brownlee Sandra L	0	180,000	+ 99,999.9%

**Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0%  
Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.**

# THE CITY OF OAKLAND

## NONRESIDENTIAL NEW CONSTRUCTION

2022/23 TO 2023/24 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
033 -2155-025-01	Commercial	Urban Land Llc And Wayne Place Associ	2,661,625	2,827,053	+ 6.2%
033 -2158-002-00	Commercial	Fruitvale Bottles And Liquor Inc	117,740	123,080	+ 4.5%
033 -2168-013-02	Industrial	Weber Marc	694,336	1,006,218	+ 44.9%
033 -2169-014-00	Industrial	Lee Dennis L And Jeanne S Trust	168,814	172,839	+ 2.4%
033 -2250-018-09	Commercial	Home Depot Usa Inc	18,839,860	19,250,649	+ 2.2%
034 -2251-013-02	Commercial	Clear Sky Capital High Street Self Storaç	332,467	420,000	+ 26.3%
034 -2258-008-03	Industrial	Oak Fruitvale Llc	10,050,616	10,571,595	+ 5.2%
034 -2291-001-00	Industrial	Oakland Motorcycle Club	158,578	161,875	+ 2.1%
034 -2293-004-01	Industrial	4800 Coliseum Way Llc	1,790,342	2,784,940	+ 55.6%
034 -2300-002-01	Industrial	Oliver De Silva Inc	825,633	860,132	+ 4.2%
034 -2304-015-00	Industrial	414 Lesser Street Llc	7,583,870	8,251,520	+ 8.8%
034 -2342-002-09	Commercial	Syufy Enterprises	1,116,907	1,146,196	+ 2.6%
034 -2342-005-05	Industrial	Dct 5800 Coliseum Llc	26,217,399	44,495,885	+ 69.7%
035 -2355-001-00	Commercial	Highland Square Llc	1,773,889	1,939,693	+ 9.3%
037A-2736-001-00	Commercial	Gir Investments	811,230	858,789	+ 5.9%
037A-3136-008-05	Recreational	Oakland Hills Tennis Club Inc	2,772,731	2,831,940	+ 2.1%
039 -3282-601-08	Institutional	Evergreen Cemetery Association	682,702	712,613	+ 4.4%
040A-3460-001-04	Institutional	Christian Layman Church Inc	201,383	1,270,000	+ 530.6%
041 -3902-015-09	Commercial	Sc Oakland Re Llc	7,752,000	10,595,040	+ 36.7%
042 -4318-016-02	Commercial	Oakland S P C A	14,410,761	14,782,527	+ 2.6%
042 -4318-035-00	Industrial	Newton California Properties Llc And We	814,142	845,466	+ 3.8%
042 -4410-002-02	Commercial	International Longshoremens And Whse	392,766	426,120	+ 8.5%
042 -4425-006-02	Commercial	Provident Credit Union	3,494,481	3,599,175	+ 3.0%
042 -4425-018-02	Commercial	Anabi Real Estate Development	380,322	430,358	+ 13.2%
042 -4425-022-00	Commercial	In N Out Burgers	1,368,274	1,396,814	+ 2.1%
042 -4435-001-03	Industrial	Zk Edgewater Properties Llc	2,089,872	2,395,667	+ 14.6%
042 -4435-004-14	Industrial	Alameda County Community Food Bank	9,385,838	10,976,745	+ 17.0%
042 -4548-002-00	Commercial	Brotherhood Teamsters And Autotruck Di	1,459,624	1,654,830	+ 13.4%
043 -4607-014-03	Commercial	Sidhu Associates Inc	80,668	84,598	+ 4.9%
043A-4642-044-00	Institutional	Seneca Family Agencies	3,894,486	4,111,663	+ 5.6%
043A-4675-003-16	Commercial	Sea West Coast Guard Federal Credit U	84,965	86,890	+ 2.3%
043A-4754-014-03	Commercial	Golflinks Property Llc	264,809	275,431	+ 4.0%
043A-4755-001-17	Institutional	Roman Catholic Welfare Corporation Of	35,305,951	49,234,013	+ 39.5%
044 -4969-007-00	Commercial	Hillton Shaleigh Trust	61,319	67,646	+ 10.3%
044 -5020-005-30	Commercial	Piledriver Local Union No 34	225,815	298,203	+ 32.1%
044 -5020-008-03	Industrial	Waste Management Of Alameda County	9,947,507	10,563,830	+ 6.2%
044 -5020-031-00	Industrial	Scientific Platers Of Northern California I	1,052,841	1,240,461	+ 17.8%
044 -5078-004-03	Industrial	Hegenberger Storage Llc	9,500,000	22,950,000	+ 141.6%
045 -5242-006-03	Industrial	Pearmain Llc	402,575	460,141	+ 14.3%
046 -5422-023-00	Commercial	Shao Chang Llc	75,309	200,000	+ 165.6%
046 -5422-025-00	Commercial	Shao Chang Llc	73,426	200,000	+ 172.4%
046 -5422-026-00	Commercial	Shao Chang Llc	212,025	682,000	+ 221.7%
048 -6335-002-03	Industrial	Asher Clifford F Trust	283,377	296,544	+ 4.6%
048 -6413-004-27	Recreational	Sequoyah Country Club	2,139,052	2,186,197	+ 2.2%
048A-7002-601-00	Institutional	Roman Catholic Bishop Of Oakland	2,209,376	2,272,735	+ 2.9%
048A-7021-002-00	Recreational	Claremont Country Club	1,542,310	2,240,036	+ 45.2%
048A-7069-010-00	Commercial	Bank Of America Nt And Sa	1,756,606	1,803,904	+ 2.7%
048A-7200-004-01	Institutional	College Preparatory School	20,644,077	24,651,683	+ 19.4%
048D-7244-021-05	Commercial	Montclair Village Llc	9,305,389	9,608,463	+ 3.3%
048F-7352-014-01	Commercial	Safeway Inc	511,778	578,809	+ 13.1%
048F-7352-016-01	Commercial	Farmers And Merchants Bank Central C:	8,390,959	8,828,048	+ 5.2%
<b>163 Parcels Listed</b>			<b>1,574,708,487</b>	<b>1,722,535,868</b>	<b>+ 9.4%</b>

Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0%  
Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.

**THE CITY OF OAKLAND**  
**NONRESIDENTIAL NEW CONSTRUCTION**

2022/23 TO 2023/24 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
<p>This calculation reflects the 2023/24 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value <b>Increase</b> (as of the 2023/24 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.</p>					
Total Change in Non-Residential Valuation Due to New Development				147,827,381	
Less Automatic 2.000% Assessors's Inflation Adjustment				-31,494,170	
<u>Actual Change in Non-Residential Valuation</u>				116,333,211	
Change in Total Assessed Value				<u>5,307,056,943</u>	
= Alternate 2024/25 Appropriations Limit Factor					<b>2.19%</b>

Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0%  
Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.





# THE CITY OF OAKLAND

## 2023/24 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) SSA TERMINALS LLC				6	\$564,637,953	10.88%	<b>\$564,637,953</b>	<b>0.66%</b>	Unsecured Successor Agency
2) BA2 300 LAKESIDE LLC	1	\$467,811,767	0.58%				<b>\$467,811,767</b>	<b>0.54%</b>	Commercial Oakland General Taxing District
3) UPTOWN BROADWAY LLC (Pending Appeals On Parcels)	1	\$438,146,100	0.54%				<b>\$438,146,100</b>	<b>0.51%</b>	Commercial Successor Agency
4) CP VI FRANKLIN LLC (Pending Appeals On Parcels)	1	\$435,090,813	0.54%				<b>\$435,090,813</b>	<b>0.51%</b>	Residential Successor Agency
5) SOFXI WFO CENTER 21 OWNER LLC (Pending Appeals On Parcels)	2	\$378,508,784	0.47%				<b>\$378,508,784</b>	<b>0.44%</b>	Commercial Successor Agency
6) FEDERAL EXPRESS CORPORATION				9	\$341,171,722	6.57%	<b>\$341,171,722</b>	<b>0.40%</b>	Unsecured Oakland General Taxing District
7) SFIII FOS 1111 BROADWAY HOLDING LLC	2	\$334,331,885	0.41%				<b>\$334,331,885</b>	<b>0.39%</b>	Commercial Successor Agency
8) LMV 1640 BROADWAY HOLDINGS LP (Pending Appeals On Parcels)	2	\$320,382,910	0.40%				<b>\$320,382,910</b>	<b>0.37%</b>	Residential Successor Agency
9) KAISER (Pending Appeals On Parcels)	17	\$233,510,887	0.29%	25	\$58,711,505	1.13%	<b>\$292,222,392</b>	<b>0.34%</b>	Commercial Successor Agency
10) NASH HOLLAND 24TH AND HARRISON INVESTORS	6	\$273,572,129	0.34%				<b>\$273,572,129</b>	<b>0.32%</b>	Residential Successor Agency
<b>Top Ten Total</b>	32	\$2,881,355,275	3.57%	40	\$964,521,180	18.58%	<b>\$3,845,876,455</b>	<b>4.47%</b>	
<b>City Total</b>		\$80,770,311,208			\$5,190,664,376		<b>\$85,960,975,584</b>		

Top Owners last edited on 9/6/23 by maheav using sales through 07/15/23 (Version r.1)

Data Source: Alameda County Assessor 2023/24 Combined Tax Rolls and the SBE Non Unitary Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 12/1/2023 By MV



**THE CITY OF OAKLAND**

**2023/24 TOP 25 PROPERTY TAXPAYERS - SECURED**

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) BA2 300 LAKESIDE LLC (1)	\$467,811,767
2) UPTOWN BROADWAY LLC (1)	\$438,146,100
3) CP VI FRANKLIN LLC (1)	\$435,090,813
4) SOFXI WFO CENTER 21 OWNER LLC (2)	\$378,508,784
5) SFIII FOS 1111 BROADWAY HOLDING LLC (2)	\$334,331,885
6) LMV 1640 BROADWAY HOLDINGS LP (2)	\$320,382,910
7) NASH HOLLAND 24TH AND HARRISON INVESTORS (6)	\$273,572,129
8) KRE 1221 BROADWAY OWNER LLC (3)	\$269,939,421
9) 601 CITY CENTER LLC (1)	\$264,813,252
10) CSHV 1999 HARRISON LLC (1)	\$250,837,633
11) 3093 BROADWAY HOLDINGS LLC (1)	\$248,294,219
12) USPA CITY CENTER LLC (1)	\$236,664,480
13) KAISER (17)	\$233,510,887
14) CP V JLS LLC (2)	\$201,899,460
15) MPI MACARTHUR TOWER LLC (1)	\$194,376,689
16) JACK LONDON SQUARE DEVELOPMENT OAKLAND (1)	\$192,223,088
17) KRE 1330 BROADWAY OWNER LLC (2)	\$188,705,438
18) BSREP II STATION ON 12TH LLC (1)	\$186,198,078
19) BIT MACARTHUR COMMONS INVESTORS LLC (2)	\$184,048,502
20) OAKLAND GRAND OWNER LLC (2)	\$183,954,750
21) PACIFIC OAK SOR II OAKLAND CITY CENTER (2)	\$169,512,539
22) CRP THC OAKLAND BROADWAY UPTOWN OWNER (1)	\$166,954,387
23) NASH HOLLAND 1721 WEBSTER INVESTORS LLC (3)	\$162,187,430
24) CIM OAKLAND 1 KAISER PLAZA LP (1)	\$157,881,480
25) SOF XI WFO HARRISON OWNER LLC (1)	\$157,830,012

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 09/06/23 by maheav using sales through 07/15/23



**THE CITY OF OAKLAND**

**2023/24 TOP 25 PROPERTY TAXPAYERS - UNSECURED**

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) SSA TERMINALS LLC (6)	\$564,637,953
2) FEDERAL EXPRESS CORPORATION (9)	\$341,171,722
3) TRAPAC LLC (4)	\$211,046,023
4) UPTOWN HOUSING PARTNERS LP (2)	\$178,191,421
5) CHEVRON USA INC (9)	\$171,062,898
6) SOUTHWEST AIRLINES (9)	\$159,039,537
7) UNITED PARCEL SERVICE INC (10)	\$141,251,455
8) PROLOGIS MESQUITE LLC (4)	\$140,556,863
9) COMCAST (13)	\$98,740,529
10) OAK-ALACO COLISEUM AUTHORITY (2)	\$96,059,962
11) COOL PORT OAKLAND DRE LLC (2)	\$92,970,226
12) JACK LONDON SQUARE DEVELOPMENT OAKLAND (5)	\$74,955,403
13) CENTERPOINT OAKLAND DEVELOPMENT I LLC (2)	\$74,477,516
14) CALIFORNIA PHYSICIANS SERVICE (1)	\$71,550,571
15) HAWAIIAN AIRLINES INC (3)	\$65,943,317
16) KAISER (25)	\$58,711,505
17) IMPOSSIBLE FOODS INC (2)	\$57,531,405
18) 55 HARRISON 255 SECOND (OAKLAND) OWNER (2)	\$54,254,684
19) SPIRIT AIRLINES INC/SKYWEST AIRLINES (5)	\$50,988,272
20) ALASKA AIRLINES INC (5)	\$49,083,030
21) BAY GROVE CAPITAL LLC (1)	\$44,601,600
22) EVERPORT TERMINAL SERVICES INC (6)	\$44,363,411
23) OAKLAND FUEL FACILITIES CORPORATION (5)	\$38,562,157
24) HLT CALIFORNIA HILTON LLC (2)	\$33,141,356
25) NETJETS AVIATION INC (2)	\$32,483,222

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<b>Electric Generation Company Parcels</b>					<b>Improvement Value</b>	<b>Personal Property</b>	<b>Total Value</b>
<b>Parcel</b>	<b>Map Number</b>	<b>TRA</b>	<b>Owner</b>	<b>Land Value</b>			
1105-101-0065-07	1105-01-001-01	17-001	Dynergy Oakland LLC	2,622,745	0	0	2,622,745
1105-101-0065-08	1105-01-001-02	17-001	Dynergy Oakland LLC	857,255	0	0	857,255
2 Electric Generation Company Parcels				<b>\$3,480,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,480,000</b>

<b>Local Exchange Telephone Company Parcels</b>					<b>Improvement Value</b>	<b>Personal Property</b>	<b>Total Value</b>
<b>Parcel</b>	<b>Map Number</b>	<b>TRA</b>	<b>Owner</b>	<b>Land Value</b>			
0279-091-0067-06	0279-01-036-01N	17-045	Pacific Bell Telephone Company	200,400	0	0	200,400
1 Local Exchange Telephone Company Parcel				<b>\$200,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,400</b>

<b>Other Company Parcels</b>					<b>Improvement Value</b>	<b>Personal Property</b>	<b>Total Value</b>
<b>Parcel</b>	<b>Map Number</b>	<b>TRA</b>	<b>Owner</b>	<b>Land Value</b>			
0506-092-0064-09		17-001	TTX Company	0	114,581	0	114,581
0506-093-0064-10		17-001	TTX Company	0	0	852	852
0506-093-0064-11		17-001	TTX Company	0	0	760	760
3 Other Company Parcels				<b>\$0</b>	<b>\$114,581</b>	<b>\$1,612</b>	<b>\$116,193</b>

<b>Railroad Company Parcels</b>					<b>Improvement Value</b>	<b>Personal Property</b>	<b>Total Value</b>
<b>Parcel</b>	<b>Map Number</b>	<b>TRA</b>	<b>Owner</b>	<b>Land Value</b>			
0804-091-0064-14	0804-01-008K-01	17-001	BNSF Railway Company	87,675	0	0	87,675
0804-091-0064-15	0804-01-008R-24	17-001	BNSF Railway Company	50,670	0	0	50,670
0839-091-0065-16	0839-01-004G-01	17-019	The Oakland Terminal Railway Company	281,894	0	0	281,894
0839-091-0067-14	0839-01-004D-02	17-046	The Oakland Terminal Railway Company	310,998	0	0	310,998
0839-091-0067-15	0839-01-004D-03	17-046	The Oakland Terminal Railway Company	178,364	0	0	178,364
0839-091-0067-16	0839-01-004D-04	17-046	The Oakland Terminal Railway Company	73,644	0	0	73,644
0839-091-0067-17	0839-01-004E-01	17-046	The Oakland Terminal Railway Company	42,806	0	0	42,806
0817-091-0065-12	0817-01-001-01	17-019	Tulare Valley Railroad	892,980	0	0	892,980
0817-092-0065-13	817-1-1-1	17-019	Tulare Valley Railroad	0	44,213	0	44,213
0843-091-0064-18	0843-01-003C-25	17-001	Union Pacific Railroad Company	1,600,000	0	0	1,600,000
0843-091-0064-19	0843-01-005-05	17-001	Union Pacific Railroad Company	450,000	0	0	450,000
0843-091-0064-20	0843-01-005-06	17-001	Union Pacific Railroad Company	622,040	0	0	622,040
0843-091-0064-21	0872-01-001R-44	17-001	Union Pacific Railroad Company	753,900	0	0	753,900
0843-091-0064-22	0872-01-004C-22	17-001	Union Pacific Railroad Company	87,675	0	0	87,675
0843-091-0064-23	0872-01-077F-62	17-001	Union Pacific Railroad Company	187,500	0	0	187,500
0843-091-0064-24	0872-01-077M-85	17-001	Union Pacific Railroad Company	32,430	0	0	32,430
0843-091-0065-01	0872-01-081D-13	17-001	Union Pacific Railroad Company	32,670	0	0	32,670
0843-091-0065-02	0872-01-103B-05	17-001	Union Pacific Railroad Company	56,925	0	0	56,925

Railroad Company Parcels (Continued)				Land Value	Improvement Value	Personal Property	Total Value
Parcel	Map Number	TRA	Owner				
0843-091-0065-03	0872-01-143-13	17-001	Union Pacific Railroad Company	50,670	0	0	50,670
0843-091-0065-19	0843-01-006-01	17-019	Union Pacific Railroad Company	11,220	0	0	11,220
0843-091-0066-03	0843-01-010-17	17-032	Union Pacific Railroad Company	64,676	0	0	64,676
0843-091-0066-04	0872-01-086-06	17-032	Union Pacific Railroad Company	14,400	0	0	14,400
0843-091-0066-05	0872-01-086-10	17-032	Union Pacific Railroad Company	35,000	0	0	35,000
0843-091-0066-06	0872-01-086E-25	17-032	Union Pacific Railroad Company	392,040	0	0	392,040
0843-091-0066-07	0872-01-086H-33	17-032	Union Pacific Railroad Company	1,184,000	0	0	1,184,000
0843-091-0066-08	0872-01-088-06	17-032	Union Pacific Railroad Company	210,000	0	0	210,000
0843-091-0066-09	0872-01-088D-13	17-032	Union Pacific Railroad Company	77,500	0	0	77,500
0843-091-0066-10	0872-01-088F-19	17-032	Union Pacific Railroad Company	84,540	0	0	84,540
0843-091-0066-11	0872-01-089G-29	17-032	Union Pacific Railroad Company	64,676	0	0	64,676
0843-091-0066-12	0872-01-108A-08	17-032	Union Pacific Railroad Company	189,690	0	0	189,690
0843-091-0066-13	0872-01-108C-10	17-032	Union Pacific Railroad Company	509,652	0	0	509,652
0843-091-0066-18	0872-01-107G-39	17-037	Union Pacific Railroad Company	370,000	0	0	370,000
0843-091-0067-09	0843-01-005-04	17-045	Union Pacific Railroad Company	569,200	0	0	569,200
0843-091-0067-10	0872-01-104A-05	17-045	Union Pacific Railroad Company	158,400	0	0	158,400
0843-092-0065-04		17-001	Union Pacific Railroad Company	0	6,680	0	6,680
0843-092-0065-23		17-022	Union Pacific Railroad Company	0	13,694	0	13,694
0843-092-0066-14		17-032	Union Pacific Railroad Company	0	7,097	0	7,097
0843-092-0066-19	872-1-107G-39	17-037	Union Pacific Railroad Company	0	6,424	0	6,424
0843-891-0066-23	0872-01-001R-43	17-041	Union Pacific Railroad Company	609,032	0	0	609,032
0843-891-0066-24	0872-01-001S-45	17-041	Union Pacific Railroad Company	738,073	0	0	738,073
0843-891-0067-01	0872-01-001S-46	17-041	Union Pacific Railroad Company	570,255	0	0	570,255
0843-891-0067-20	0872-01-077S-97	17-046	Union Pacific Railroad Company	318,658	0	0	318,658
0843-892-0067-02	872-1-1S-S-45-&-46-8	17-041	Union Pacific Railroad Company	0	1,047,911	0	1,047,911
0843-892-0067-21	872-01-77S-97	17-046	Union Pacific Railroad Company	0	3,306,950	0	3,306,950
<b>44 Railroad Company Parcels</b>				<b>\$11,963,853</b>	<b>\$4,432,969</b>	<b>\$0</b>	<b>\$16,396,822</b>

Totals	Land Value	Improvement Value	Personal Property	Total Value
<b>50 Utility Parcels Listed</b>	<b>\$15,644,253</b>	<b>\$4,547,550</b>	<b>\$1,612</b>	<b>\$20,193,415</b>



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
001 -0135-001-00		17-022	Commercial	233 Broadway Partners Lp And Andrea 233 Bi	233 Broadway	\$15,750,000	\$0
	001 -0135-001-02	17-022	Commercial	233 Broadway Partners Lp And Andrea 233 Bi	233 Broadway	\$0	\$24,415,000
	001 -0135-001-03	17-022	Commercial	233 Broadway Partners Lp And Andrea 233 Bi	229 Broadway	\$0	\$4,794,000
001 -0135-002-00		17-022	Commercial	233 Broadway Partners Lp And Andrea 233 Bi	229 Broadway	\$2,200,000	\$0
001 -0223-001-00		17-014	Commercial	Darcck Pearl Investments Llc	610 Market St	\$669,864	\$0
001 -0223-005-00		17-014	Commercial	Darcck Pearl Investments Llc	610 Market St	\$3,501,335	\$0
	001 -0223-008-00	17-014	Commercial	Darcck Pearl Investments Llc	610 Market St	\$0	\$4,240,910
002 -0037-034-00		17-022	Residential	Li Bihang	930 Clay St	\$520,200	\$0
002 -0037-035-00		17-022	Residential	Fukushima Harriet Trust	930 Clay St P	\$239,976	\$0
002 -0037-046-00		17-022	Residential	Swan'S Market Condo	930 Clay St	\$0	\$0
	002 -0037-047-00	17-022	Residential	Cohen Charmian Trust	930 Clay St	\$0	\$530,603
	002 -0037-048-00	17-022	Residential	Fukushima Harriet Trust	930 Clay St P	\$0	\$244,774
	002 -0037-049-00	17-022	Residential	Swan'S Market Condo	930 Clay St	\$0	\$0
002 -0097-038-00		17-022	Govt. Owned	City Of Oakland	1150 Clay St	\$0	\$0
002 -0097-039-00		17-016	Govt. Owned	City Of Oakland	11Th St	\$0	\$0
002 -0097-040-00		17-022	Govt. Owned	City Of Oakland	11Th St	\$0	\$0
	002 -0097-049-00	17-022	Residential	1100 Clay Oakland Owner Llc	1150 Clay St	\$0	\$130,960,379
	002 -0097-050-00	17-022	Vacant	1100 Clay Oakland Owner Llc	1150 Clay St	\$0	\$0
	002 -0097-051-00	17-022	Vacant	1100 Clay Oakland Owner Llc	1150 Clay St	\$0	\$0
	002 -0097-052-00	17-016	Vacant	1100 Clay Oakland Owner Llc	1150 Clay St	\$0	\$0
	002 -0097-053-00	17-022	Vacant	City Of Oakland	1150 Clay St	\$0	\$0
	002 -0097-054-00	17-022	Vacant	City Of Oakland	1150 Clay St	\$0	\$0
	002 -0097-055-00	17-016	Vacant	City Of Oakland	1150 Clay St	\$0	\$0
	002 -0097-056-00	17-016	Vacant	City Of Oakland	1150 Clay St	\$0	\$0
002 -0099-001-01		17-020	Commercial	Stg City Square Llc	11Th St	\$22,380,334	\$0
	002 -0099-001-04	17-022	Commercial	Storage City Square Llc	11Th St	\$0	\$6,744,676
	002 -0099-001-05	17-016	Commercial	Storage City Square Llc	11Th St	\$0	\$3,485,097
	002 -0099-001-06	17-021	Commercial	Storage City Square Llc	11Th St	\$0	\$3,477,648
	002 -0099-001-07	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$4,761,306
	002 -0099-001-08	17-021	Commercial	Storage City Square Llc	11Th St	\$0	\$1,264,351
	002 -0099-001-09	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$2,458,011
	002 -0099-001-10	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$18,204
	002 -0099-001-11	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$20,563
	002 -0099-001-12	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$0



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	002 -0099-001-13	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$0
	002 -0099-001-14	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$58,944
	002 -0099-001-15	17-020	Commercial	Storage City Square Llc	11Th St	\$0	\$287,192
	002 -0099-001-16	17-022	Commercial	Storage City Square Llc	11Th St	\$0	\$48,095
	002 -0099-001-18	17-022	Commercial	Storage City Square Llc	11Th St	\$0	\$131,282
	002 -0099-001-19	17-016	Commercial	Storage City Square Llc	11Th St	\$0	\$67,309
003 -0025-010-00		17-046	Vacant	West Grand And Brush 1 Lp	760 22Nd St	\$638,781	\$0
003 -0025-011-00		17-046	Vacant	West Grand And Brush Llc	2201 Brush St	\$115,512	\$0
	003 -0025-011-01	17-046	Vacant	West Grand And Brush 1 Lp	2201 Brush St	\$0	\$634,500
003 -0047-009-01		17-019	Industrial	1925 Brush Llc	1925 Brush St	\$3,047,658	\$0
	003 -0047-036-00	17-019	Vacant	1925 Brush Llc	1925 Brush St	\$0	\$2,991,150
004 -0063-037-01		17-046	Residential	Buenviaje Rensise And Chu Keith; Chu Keith	1412 11Th St	\$837,720	\$0
004 -0063-039-01		17-046	Vacant	Chow Jingta	Mandela Pkwy	\$256,244	\$0
004 -0063-040-00		17-046	Residential	Abovwe Joseph Akpoghene; Abovwe Nkeiru	1416 11Th St	\$767,171	\$0
004 -0063-041-00		17-046	Residential	Freeman Austin Jabari Owens; Farrow Sandra	1414 11Th St	\$767,171	\$0
004 -0063-043-00		17-046	Residential	Kristin A Long Living Trust	1410 11Th St	\$850,733	\$0
004 -0063-044-00		17-046	Residential	Chow Jingta	1408 11Th St	\$831,158	\$0
	004 -0063-065-00	17-046	Residential	Abovwe Joseph A And Nkeiru	1416 11Th St	\$0	\$1,020,000
	004 -0063-066-00	17-046	Residential	Freeman Austin J And Farrow Sandra	1414 11Th St	\$0	\$810,000
	004 -0063-067-00	17-046	Residential	Buenviaje Rensise And Chu Keith	1412 11Th St	\$0	\$906,748
	004 -0063-068-00	17-046	Residential	Long Kristin A Trust	1410 11Th St	\$0	\$920,020
	004 -0063-069-00	17-046	Residential	Chih-I Alex Chiang; Chih-I Jennifer Li-Jung	1408 11Th St	\$0	\$900,053
004 -0093-041-00		17-046	Residential	1510 8Th Street Llc	1510 8Th St	\$2,268,849	\$0
	004 -0093-042-00	17-046	Residential	1510 8Th Street Llc	1510 8Th St	\$0	\$788,473
	004 -0093-043-00	17-046	Residential	1510 8Th Street Llc	1512 8Th St	\$0	\$781,491
	004 -0093-044-00	17-046	Residential	1510 8Th Street Llc	1514 8Th St	\$0	\$744,260
	004 -0093-045-00	17-046	Residential	1510 8Th Street Llc	1510 8Th St	\$0	\$0
005 -0387-010-02		17-019	Residential	Lurline Assets Group Llc	1058 16Th St	\$1,051,170	\$0
	005 -0387-022-00	17-019	Residential	Lurline Assets Group Llc	1058 16Th St	\$0	\$1,072,193
005 -0426-022-01		17-046	Vacant	2242 Magnolia Llc	2242 Magnolia St	\$3,048,393	\$0
	005 -0426-039-00	17-046	Residential	2242 Magnolia Llc	2242 Magnolia St	\$0	\$11,109,360
005 -0429-028-00		17-046	Residential	Mekano Inc	2312 Linden St	\$1,018,355	\$0
	005 -0429-031-00	17-046	Residential	Mekano Inc	2312 Linden St	\$0	\$1,027,501
005 -0435-005-00		17-046	Vacant	2432 Chestnut Llc	2423 Linden St	\$127,500	\$0



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
005 -0435-017-00		17-046	Residential	2432 Chestnut Llc	2420 Chestnut St	\$173,400	\$0
005 -0435-018-01		17-046	Industrial	2432 Chestnut Llc	2432 Chestnut St	\$668,100	\$0
	005 -0435-018-02	17-046	Vacant	2432 Chestnut Llc	2420 Chestnut St	\$0	\$988,380
007 -0563-062-00		17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$5,076,474	\$0
007 -0563-071-00		17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$11,619,905	\$0
	007 -0563-072-00	17-046	Residential	Pang Derek	1708 Wood St	\$0	\$822,000
	007 -0563-073-00	17-046	Residential	Kale Joki	1708 Wood St	\$0	\$734,400
	007 -0563-074-00	17-046	Residential	Reynolds Akilah	1708 Wood St	\$0	\$734,100
	007 -0563-075-00	17-046	Residential	Louis Sheila R	1708 Wood St	\$0	\$766,100
	007 -0563-076-00	17-046	Residential	Wang Yu H And Mainetti Amy	1708 Wood St	\$0	\$711,000
	007 -0563-077-00	17-046	Residential	Arnold Sacha	1726 17Th St	\$0	\$721,400
	007 -0563-078-00	17-046	Residential	Wolfe Ashley S And Romero Angelica M	1708 Wood St	\$0	\$776,600
	007 -0563-079-00	17-046	Residential	So Linda And Rotha	1708 Wood St	\$0	\$772,800
	007 -0563-080-00	17-046	Residential	Reed Blair E Jr	1708 Wood St	\$0	\$707,700
	007 -0563-081-00	17-046	Residential	Sandes Javier L And Zoila M	1708 Wood St	\$0	\$725,200
	007 -0563-082-00	17-046	Residential	Bowlus Michael E And Gunter Joshua M	1708 Wood St	\$0	\$839,900
	007 -0563-083-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,648
	007 -0563-084-00	17-046	Vacant	Chew William And Jean Et Al	1708 Wood St	\$0	\$583,648
	007 -0563-085-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,648
	007 -0563-086-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,648
	007 -0563-087-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,648
	007 -0563-088-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,648
	007 -0563-089-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-090-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-091-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-092-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-093-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-094-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$583,647
	007 -0563-095-00	17-046	Residential	Woo David And Silvestre Cecilia	1706 Wood St	\$0	\$758,700
	007 -0563-096-00	17-046	Residential	Plotkin Kevin And June	1708 Wood St	\$0	\$724,100
	007 -0563-097-00	17-046	Residential	Ly Kim M	1710 Wood St	\$0	\$695,100
	007 -0563-098-00	17-046	Residential	Wang Esther	1712 Wood St	\$0	\$801,400
	007 -0563-099-00	17-046	Residential	Branch Julian And Zhang Yidan B	1716 Wood St	\$0	\$702,200
	007 -0563-100-00	17-046	Residential	Mak Stella H And Roger H	1718 Wood St	\$0	\$730,700

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

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Prepared On 12/1/2023 By MV

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# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	007 -0563-101-00	17-046	Residential	Assaf Basel M And Phan Dung	1720 Wood St	\$0	\$780,900
	007 -0563-102-00	17-046	Vacant	Khan Aminah	1708 Wood St	\$0	\$479,647
	007 -0563-103-00	17-046	Vacant	Fontan Diego; Campa Aura	1708 Wood St	\$0	\$455,647
	007 -0563-104-00	17-046	Vacant	Harley Christian; Harley Sierra	1708 Wood St	\$0	\$455,647
	007 -0563-105-00	17-046	Vacant	Fuller Renee R; Turner Jovon P	1708 Wood St	\$0	\$479,647
	007 -0563-106-00	17-046	Vacant	Newman Jonathan; Jung Nicole	1708 Wood St	\$0	\$445,647
	007 -0563-107-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$448,647
	007 -0563-108-00	17-046	Vacant	Wali Sultana Shaukat; Olowu Olusegun	1708 Wood St	\$0	\$455,647
	007 -0563-109-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$479,647
	007 -0563-110-00	17-046	Vacant	Ellis At Central Station Community Associator	1708 Wood St	\$0	\$211,647
	007 -0563-111-00	17-046	Vacant	Lee Jonathan W	1708 Wood St	\$0	\$211,647
	007 -0563-112-00	17-046	Vacant	Cruz Patrick	1708 Wood St	\$0	\$211,647
	007 -0563-113-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-114-00	17-046	Vacant	Mcleod Matthew	1708 Wood St	\$0	\$211,647
	007 -0563-115-00	17-046	Vacant	Rodechanaphairatana Isara; Nontijan Boonya	1708 Wood St	\$0	\$211,647
	007 -0563-116-00	17-046	Vacant	Gatumia Alice	1708 Wood St	\$0	\$211,647
	007 -0563-117-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-118-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-119-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-120-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-121-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-122-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-123-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-124-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-125-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-126-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-127-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$211,647
	007 -0563-128-00	17-046	Vacant	Tri Pointe Homes	1708 Wood St	\$0	\$0
	007 -0563-129-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$681,450
	007 -0563-130-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$638,450
	007 -0563-131-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$638,450
	007 -0563-132-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$681,450
	007 -0563-133-00	17-046	Vacant	Salinas Stacey A	1708 Wood St	\$0	\$620,450
	007 -0563-134-00	17-046	Vacant	Getachew Kiyaki	1708 Wood St	\$0	\$626,450

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

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Prepared On 12/1/2023 By MV



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	007 -0563-135-00	17-046	Vacant	Tri Pointe Homes Inc	1708 Wood St	\$0	\$638,451
	007 -0563-136-00	17-046	Vacant	Yearwood Lorna	1708 Wood St	\$0	\$681,451
	007 -0563-137-00	17-046	Residential	Tripointe Homes Hold	1708 Wood St	\$0	\$0
008 -0671-020-01		17-022	Vacant	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$258,187,746	\$0
008 -0671-021-01		17-022	Commercial	Nash Holland 24Th And Harrison Investors Llc	300 24Th St	\$1,536,390	\$0
008 -0671-023-03		17-022	Vacant	Nash Holland 24Th And Harrison Investors Llc	306 24Th St	\$22,652,713	\$0
008 -0671-024-00		17-022	Vacant	Nash Holland 24Th And Harrison Investors Llc	310 24Th St	\$1,576,755	\$0
008 -0671-025-00		17-022	Vacant	Nash Holland 24Th And Harrison Investors Llc	322 24Th St	\$2,575,366	\$0
	008 -0671-040-00	17-022	Vacant	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$592,020
	008 -0671-041-00	17-022	Commercial	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$29,651,400
	008 -0671-042-00	17-022	Commercial	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$2,432,700
	008 -0671-043-00	17-022	Commercial	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$4,278,900
	008 -0671-044-00	17-022	Residential	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$236,617,109
	008 -0671-045-00	17-022	Residential	Nash Holland 24Th And Harrison Investors Llc	265 27Th St	\$0	\$0
010 -0809-006-00		17-001	Vacant	3319 Harrison Street Llc	3317 Harrison St	\$1,601,533	\$0
	010 -0809-018-00	17-001	Residential	Chang Amy	3317 Harrison St	\$0	\$890,000
	010 -0809-019-00	17-001	Residential	Dinnocenzo Maria F	3317 Harrison St	\$0	\$685,945
	010 -0809-020-00	17-001	Residential	3319 Harrison Street Llc	3317 Harrison St	\$0	\$0
	010 -0809-021-00	17-001	Residential	Ong Jessica M And Perez Fernando R	3317 Harrison St	\$0	\$786,514
	010 -0809-022-00	17-001	Residential	Ammari Lyth And Myra	3317 Harrison St	\$0	\$653,708
	010 -0809-023-00	17-001	Residential	3319 Harrison Street Llc	3317 Harrison St	\$0	\$0
011 -0869-032-00		17-001	Residential	Ocean Properties Partners Llc	767 Calmar Ave	\$1,944,664	\$0
	011 -0869-055-00	17-001	Vacant	Ocean Properties Partners Llc	767 Calmar Ave	\$0	\$275,147
	011 -0869-056-00	17-001	Residential	Ocean Properties Partners Llc	767 Calmar Ave	\$0	\$1,403,344
	011 -0869-057-00	17-001	Vacant	Ocean Properties Partners Llc	767 Calmar Ave	\$0	\$305,065
012 -0960-017-00		17-046	Vacant	3855 West Street Llc	3855 West St	\$926,466	\$0
	012 -0960-031-00	17-046	Residential	Kokernak Emily P And Boardman David F	3849 West St	\$0	\$970,000
	012 -0960-032-00	17-046	Vacant	Chou Jamie; Beach Zach	3849 West St	\$0	\$128,600
	012 -0960-033-00	17-046	Vacant	Tu Thomas And San Shin T; San Shin Thu	3849 West St	\$0	\$164,229
	012 -0960-034-00	17-046	Vacant	Aluko Obadamilola	3849 West St	\$0	\$180,516
	012 -0960-035-00	17-046	Vacant	3855 West Street Llc	3849 West St	\$0	\$138,553
	012 -0960-036-00	17-046	Vacant	Chin Kimberly Y	3849 West St	\$0	\$171,468
013 -1093-030-00		17-001	Residential	Wong Jeffrey	687 45Th St	\$723,865	\$0
	013 -1093-039-00	17-001	Residential	Wong Jeffrey	687 45Th St	\$0	\$369,169



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	013 -1093-040-00	17-001	Residential	Wong Jeffrey	687 45Th St	\$0	\$369,170
013 -1128-018-01		17-001	Residential	Oakmeda Management Llc	4430 Howe St	\$3,251,137	\$0
	013 -1128-018-03	17-001	Residential	Oakmeda Management Llc	4430 Howe St	\$0	\$3,178,291
013 -1128-019-02		17-001	Residential	Oakmeda Management Llc	4440 Howe St	\$1,915,066	\$0
	013 -1128-019-03	17-001	Residential	Oakmeda Management Llc	4440 Howe St	\$0	\$2,067,252
013 -1137-045-05		17-001	Vacant	Alterre Partners Llc	345 51St St	\$536,095	\$0
	013 -1137-045-06	17-001	Vacant	Alterre Partners Llc	345 51St St	\$0	\$112,973
	013 -1137-045-07	17-001	Vacant	Alterre Partners Llc	345 51St St	\$0	\$160,644
	013 -1137-045-08	17-001	Vacant	Alterre Partners Llc	345 51St St	\$0	\$161,431
	013 -1137-045-09	17-001	Vacant	Alterre Partners Llc	345 51St St	\$0	\$111,767
013 -1156-009-00		17-003	Residential	Shattuck Avenue Apartments Llc	4722 Shattuck Ave	\$635,320	\$0
	013 -1156-010-00	17-003	Residential	Shattuck Avenue Apartments Llc	4722 Shattuck Ave	\$0	\$211,773
	013 -1156-011-00	17-003	Residential	Shattuck Avenue Apartments Llc	4724 Shattuck Ave	\$0	\$211,773
	013 -1156-012-00	17-003	Residential	Shattuck Avenue Apartments Llc	4726 Shattuck Ave	\$0	\$211,774
	013 -1156-013-00	17-003	Residential	Common Area Lot 1 Pm 10515	4722 Shattuck Ave	\$0	\$0
014 -1226-016-00		17-003	Vacant	Common Area Lot 1 (Pm 10644)	5110 Telegraph Ave	\$22,665,580	\$0
	014 -1226-017-00	17-003	Commercial	Telegraph 2 Neun Owner Llc	5110 Telegraph Ave	\$0	\$0
	014 -1277-205-00	17-003	Commercial	Telegraph 2 Neun Owner Llc	5110 Telegraph Ave	\$0	\$2,499,547
	014 -1277-206-00	17-003	Commercial	Telegraph 2 Neun Owner Llc	5110 Telegraph Ave	\$0	\$1,562,653
	014 -1277-207-00	17-003	Commercial	Telegraph 2 Neun Owner Llc	5110 Telegraph Ave	\$0	\$178,987
	014 -1277-208-00	17-003	Commercial	Telegraph 2 Neun Owner Llc	5110 Telegraph Ave	\$0	\$18,877,700
015 -1308-008-00		17-003	Residential	Yu Junying Trust	1070 55Th St	\$1,051,170	\$0
	015 -1308-035-00	17-003	Residential	Yu Junying Trust	1070 55Th St	\$0	\$1,072,193
016 -1424-015-01		17-003	Commercial	Cross Trust	6527 Telegraph Ave	\$179,564	\$0
	016 -1424-015-02	17-003	Commercial	Cross James A And Vaughan Aniita P Trust	6527 Telegraph Ave	\$0	\$187,806
016 -1424-016-02		17-003	Commercial	Cross Trust	6519 Telegraph Ave	\$118,263	\$0
	016 -1424-016-04	17-003	Commercial	Cross James A And Vaughan Anita P Trust	6519 Telegraph Ave	\$0	\$115,975
016 -1444-019-00		17-003	Residential	1048 62Nd Street Development Llc	1048 62Nd St	\$2,631,989	\$0
	016 -1444-062-00	17-003	Residential	Bronin Dmitriy And Olga	1048 62Nd St	\$0	\$775,000
	016 -1444-063-00	17-003	Residential	Freyman William A And Khan Sophia	1048 62Nd St	\$0	\$816,000
	016 -1444-064-00	17-003	Residential	Kelly Ryan Shavawn	1048 62Nd St	\$0	\$925,650
	016 -1444-065-00	17-003	Residential	1048 62Nd Street Development Llc	1048 62Nd St	\$0	\$556,614
	016 -1444-066-00	17-003	Residential	1048 62Nd Street Development Llc	1048 62Nd St	\$0	\$458,174
	016 -1444-067-00	17-003	Residential	Common Area Pm 11070 Lot 1	1048 62Nd St	\$0	\$0



# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
016 -1450-014-00		17-003	Residential	Marchant D Trust	6428 Salem St	\$431,998	\$0
	016 -1450-017-00	17-003	Residential	Marchant D Trust	6428 Salem St	\$0	\$440,637
018 -0310-003-08		17-041	Vacant	Twh-Cs Lp	Wood St	\$231,433	\$0
018 -0310-003-09		17-041	Vacant	Twh-Cs Lp	Wood St	\$793,690	\$0
018 -0310-003-10		17-041	Vacant	Twh-Cs Lp	Wood St	\$73,689	\$0
018 -0310-003-11		17-041	Govt. Owned	Twh-Cs Lp	Wood St	\$0	\$0
	018 -0310-016-00	17-041	Vacant	Twh Cs Lp	Wood St	\$0	\$7,231,800
018 -0465-002-04		17-045	Govt. Owned	City Of Oakland	288 9Th Ave	\$0	\$0
	018 -0465-002-32	17-045	Govt. Owned	City Of Oakland	288 9Th Ave	\$0	\$0
	018 -0465-002-33	17-045	Govt. Owned	City Of Oakland	288 9Th Ave	\$0	\$0
	018 -0465-002-34	17-045	Govt. Owned	City Of Oakland	288 9Th Ave	\$0	\$0
018 -0470-002-03		17-045	Govt. Owned	City Of Oakland	1095 Embarcadero	\$0	\$0
	018 -0470-002-10	17-045	Govt. Owned	City Of Oakland	1095 Embarcadero	\$0	\$0
020 -0106-001-00		17-037	Vacant	Satellite Affordable Housing Associates	2236 E. 12Th St	\$826,149	\$0
020 -0106-002-00		17-037	Vacant	Satellite Affordable Housing Associates	2245 International Blvd	\$984,267	\$0
020 -0106-003-01		17-037	Vacant	Satellite Affordable Housing Associates	2249 International Blvd	\$640,276	\$0
020 -0106-005-00		17-037	Industrial	Satellite Affordable Housing Associates	2257 International Blvd	\$874,903	\$0
	020 -0106-017-00	17-037	Vacant	Ancora Lp	2255 International Blvd	\$0	\$3,553,000
020 -0107-005-01		17-037	Vacant	Satellite Affordable Housing Associates	2227 International Blvd	\$392,744	\$0
020 -0137-017-00		17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$916,236	\$0
	020 -0137-018-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$180,109
	020 -0137-019-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$220,222
	020 -0137-020-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$203,784
	020 -0137-021-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$168,831
	020 -0137-022-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$454,331
	020 -0137-023-00	17-045	Residential	Home Near Lake Llc	1430 8Th Ave	\$0	\$0
021 -0277-017-00		17-045	Vacant	Elephant Head Investments Ii Llc	Park Blvd	\$597,724	\$0
	021 -0277-041-00	17-045	Vacant	Elephant Head Investments Ii Llc	Park Blvd	\$0	\$609,678
024 -0608-013-00		17-001	Vacant	Hirst Shafer Construction And Development	1663 Trestle Glen Rd	\$100,980	\$0
	024 -0608-013-01	17-001	Vacant	Hirst Shafer Construction And Development	1663 Trestle Glen Rd	\$0	\$146,678
024 -0608-014-00		17-001	Vacant	Hirst Shafer Construction And Development	1663 Trestle Glen Rd	\$100,980	\$0
024 -0608-015-00		17-001	Vacant	Hirst Shafer Construction And Development	1663 Trestle Glen Rd	\$100,980	\$0
	024 -0608-015-01	17-001	Vacant	Hirst Shafer Construction And Development	1663 Trestle Glen Rd	\$0	\$162,320
025 -0749-002-00		17-037	Industrial	My Storage Llc	2619 E. 12Th St	\$13,700,820	\$0

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

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# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
025 -0749-003-00		17-037	Vacant	My Storage Llc	2783 E. 12Th St	\$304,493	\$0
025 -0749-004-00		17-037	Industrial	My Storage Llc	2619 E. 12Th St	\$0	\$0
025 -0749-005-00		17-037	Vacant	Doolittle Williams Llc	29Th Ave	\$0	\$0
025 -0749-006-00		17-037	Commercial	Doolittle Williams Llc	29Th Ave	\$815,229	\$0
025 -0749-007-00		17-037	Industrial	Doolittle Williams Llc	2783 E. 12Th St	\$262,740	\$0
025 -0749-008-00		17-037	Industrial	Doolittle Williams Llc	2783 E. 12Th St	\$1,073,614	\$0
	025 -0749-009-00	17-037	Industrial	Mhc 120 Oakland California Llc	2619 E. 12Th St	\$0	\$20,400,000
	025 -0749-010-00	17-037	Industrial	Doolittle Williams Llc	29Th Ave	\$0	\$2,505,674
026 -0820-041-02		17-001	Commercial	Bay Ridge Development Llc	2727 Fruitvale Ave	\$632,400	\$0
026 -0820-041-03		17-001	Vacant	Bay Ridge Development Llc	2727 Fruitvale Ave	\$204,000	\$0
	026 -0820-041-04	17-001	Commercial	Bay Ridge Development Llc	2727 Fruitvale Ave	\$0	\$853,128
026 -0835-001-00		17-001	Commercial	Craycroft Corner Llc	2011 Macarthur Blvd	\$656,178	\$0
	026 -0835-001-02	17-001	Vacant	Craycroft Corner Llc And Olson Marilyn Trust	2011 Macarthur Blvd	\$0	\$73,435
	026 -0835-001-03	17-001	Commercial	Craycroft Corner Llc	2011 Macarthur Blvd	\$0	\$454,556
026 -0835-007-00		17-001	Residential	Gabbay Nima D	3435 Dimond Ave	\$805,800	\$0
	026 -0835-007-01	17-001	Residential	Gabbay Nima D	3435 Dimond Ave	\$0	\$1,163,800
029 -1166-011-06		17-001	Residential	Spencer Suzanne Leseur; Adler Ray Miles	3524 Rubin Dr	\$1,168,686	\$0
	029 -1166-011-07	17-001	Residential	Spencer Suzanne L And Adler Ray M	3524 Rubin Dr	\$0	\$1,577,000
029 -1166-012-02		17-001	Residential	Spencer Suzanne Leseur; Adler Ray Miles	3495 Robinson Dr	\$771,323	\$0
	029 -1166-012-04	17-001	Residential	Streimer Roberta Trust	3495 Robinson Dr	\$0	\$786,420
030 -1982-121-00		17-001	Vacant	Oakland Macarthur Pacific Associates	4311 Macarthur Blvd	\$104,433	\$0
030 -1982-122-00		17-001	Vacant	Oakland Macarthur Pacific Associates	4317 Macarthur Blvd	\$226,272	\$0
030 -1982-123-00		17-001	Vacant	Oakland Macarthur Pacific Associates	High St	\$142,725	\$0
	030 -1982-123-01	17-001	Vacant	Oakland Macarthur Pacific Associates Lp	4311 Macarthur Blvd	\$0	\$2,040,000
033 -2177-010-06		17-032	Vacant	1228 Thirty Sixth Avenue Llc	E. 12Th St	\$0	\$0
033 -2177-016-03		17-032	Recreational	1228 Thirty Sixth Avenue Llc	1228 36Th Ave	\$1,101,922	\$0
	033 -2177-022-00	17-032	Residential	1228 Thirty Sixth Avenue Llc	1228 36Th Ave	\$0	\$2,074,270
035 -2378-008-00		17-045	Commercial	Bp Bakery Llc	5308 Foothill Blvd	\$551,349	\$0
	035 -2378-008-01	17-045	Commercial	Bp Bakery Llc	5308 Foothill Blvd	\$0	\$1,024,889
035 -2378-009-00		17-045	Commercial	Bp Bakery Llc	5300 Foothill Blvd	\$453,445	\$0
	038 -9009-001-00	17-001	Residential	Gabrielson Rachel M And Ryan F	5815 Fleming Ave	\$0	\$90,300
043 -4622-001-02		17-045	Institutional	Center Of Hope Community Church	8411 Macarthur Blvd	\$2,797,538	\$0
043 -4622-004-02		17-045	Recreational	Center Of Hope Community Church	8425 Macarthur Blvd	\$116,910	\$0
	043 -4622-004-04	17-045	Recreational	Center Of Hope Community Church	8425 Macarthur Blvd	\$0	\$0

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# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	043 -4622-004-05	17-045	Institutional	Center Of Hope Community Church	8411 Macarthur Blvd	\$0	\$2,969,021
043A-4675-003-23		17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$87,414,261	\$0
043A-4675-047-01		17-001	Vacant	Oak Knoll Venture Acquisition Llc	4407 Saint Andrews Rd	\$1,640,445	\$0
	043A-4675-110-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$19,878,450
	043A-4675-111-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$35,208,225
	043A-4675-112-00	17-001	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$6,933,392
043A-4762-003-00		17-001	Vacant	Ghia Llc	Keller Ave	\$566,250	\$0
	043A-4763-001-00	17-001	Vacant	Ghia Llc	Keller Ave	\$0	\$141,700
	043A-4763-002-00	17-001	Vacant	Ghia Llc	Keller Ave	\$0	\$93,714
	043A-4763-003-00	17-001	Vacant	Ghia Llc	Keller Ave	\$0	\$111,656
	043A-4763-004-00	17-001	Vacant	Ghia Llc	Keller Ave	\$0	\$230,503
	043A-4765-001-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$772,408
	043A-4765-002-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4765-003-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$4,315,784
	043A-4765-004-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$6,158,305
	043A-4766-001-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4766-002-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4766-003-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4766-004-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$3,787,891
	043A-4766-005-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$3,643,537
	043A-4766-006-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$2,090,983
	043A-4767-001-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4767-002-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$10,200
	043A-4767-003-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$1,479,659
	043A-4767-004-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$956,678
	043A-4767-005-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$2,112,354
	043A-4767-006-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$1,061,338
	043A-4767-007-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$1,440,285
	043A-4767-008-00	17-038	Vacant	Oak Knoll Venture Acquisition Llc	8750 Mountain Blvd	\$0	\$1,247,531
044 -5020-003-72		17-032	Industrial	California Yards Llc	190 98Th Ave	\$15,370,732	\$0
	044 -5020-003-73	17-032	Govt. Owned	Alameda County Flood And Water Conservati	190 98Th Ave	\$0	\$0
	044 -5020-003-74	17-032	Industrial	California Yards Llc	190 98Th Ave	\$0	\$15,557,869
047 -9009-001-00		17-045	Residential	Esparzabanuelos Raeann	2120 102Nd Ave	\$78,500	\$0
048 -6870-001-00		17-038	Vacant	Oak Knoll Venture Acquisition Llc	Barcelona St	\$306,106	\$0

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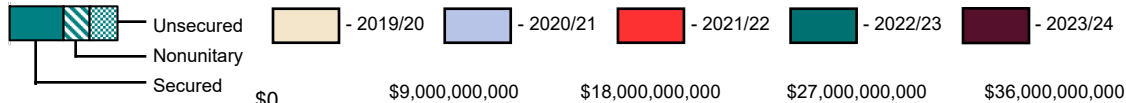


# THE CITY OF OAKLAND

## 2023/24 PARCEL CHANGE LISTING

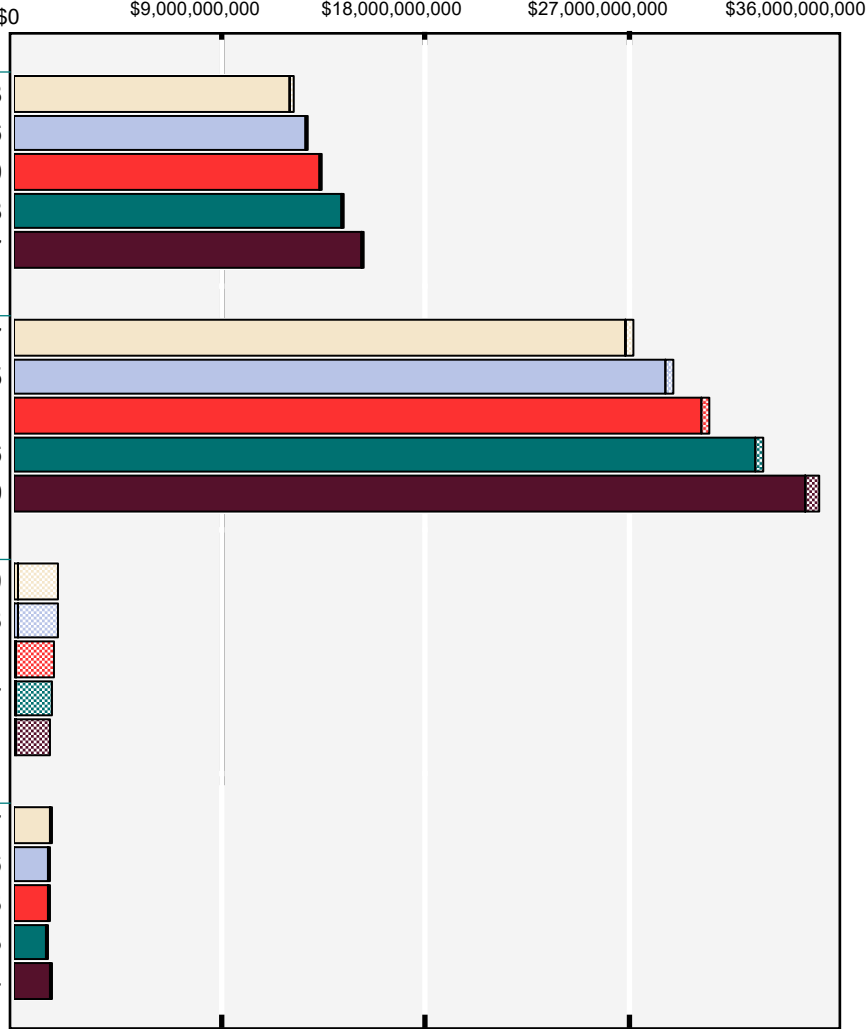
Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value	
048 -6870-002-00		17-038	Govt. Owned	City Of Oakland	Barcelona St	\$0	\$0	
	048 -6870-002-01	17-038	Govt. Owned	City Of Oakland	Barcelona St	\$0	\$0	
	048 -6870-002-02	17-038	Govt. Owned	City Of Oakland	Barcelona St	\$0	\$0	
	048 -9009-002-00	17-001	Residential	Gilford Kimberly R	10344 Foothill Blvd	\$0	\$84,100	
	048 -9009-003-00	17-001	Residential	Benson Maureen E	9891 Thermal St	\$0	\$76,934	
048A-7066-022-00		17-003	Residential	Sankey Richard J Trust	6357 Florio St	\$619,056	\$0	
	048A-7066-028-00	17-003	Residential	Sankey Richard J Trust	6353 Florio St	\$0	\$631,437	
048A-7104-025-01		17-001	Residential	Mark Mears And Balwinder Kaur Living Trust	6210 Broadway Ter	\$1,561,700	\$0	
	048A-7104-025-02	17-001	Residential	Mears Mark And Balwinder Kaur Trust	Broadway Ter	\$0	\$0	
	048A-7104-025-03	17-001	Residential	Keller Casey And Catherine	6210 Broadway Ter	\$0	\$1,565,866	
048F-7383-024-06		17-003	Vacant	Home Moms Llc	6034 Thornhill Dr	\$1,216,397	\$0	
	048F-7383-024-09	17-003	Vacant	Atluri Srinath	6034 Thornhill Dr	\$0	\$2,006,200	
048F-7383-025-00		17-003	Residential	Dean Banks And Sharon Banks Declaration O	6042 Thornhill Dr	\$99,577	\$0	
	048F-7383-025-01	17-003	Residential	Banks Dean And Sharon Trust	6042 Thornhill Dr	\$0	\$105,137	
048H-7505-026-00		17-003	Residential	Rouso Steven And Azevedo Theresa	6013 Skyline Blvd	\$784,592	\$0	
048H-7505-027-00		17-003	Vacant	Rouso Steven And Theresa A	Skyline Blvd	\$97,500	\$0	
	048H-7505-027-01	17-003	Residential	Rouso Steven And Azevedo Theresa	6013 Skyline Blvd	\$0	\$884,044	
048H-7606-046-05		17-003	Vacant	Eakins Daniel H Trust And Vanorden Katherine	Gravatt Dr	\$11,155	\$0	
048H-7606-047-08		17-003	Vacant	Eakins Daniel H Trust And Vanorden Katherine	Gravatt Dr	\$267,720	\$0	
	048H-7606-047-09	17-003	Vacant	Eakins Daniel H Trust And Vanorden Katherine	Gravatt Dr	\$0	\$284,452	
048H-7615-003-03		17-003	Vacant	Gera Eva J	Kenilworth Rd	\$160,000	\$0	
048H-7615-003-04		17-003	Vacant	Gera Eva J	Kenilworth Rd	\$55,000	\$0	
	048H-7615-003-05	17-003	Vacant	Gero Eva J	Kenilworth Rd	\$0	\$960,634	
048H-7661-026-00		17-003	Vacant	Brodersen Robert W And Shelagh Trust	128 Evergreen Ln	\$21,485	\$0	
048H-7661-027-00		17-003	Residential	Brodersen Robert W And Shelagh Trust	128 Evergreen Ln	\$408,221	\$0	
048H-7661-028-00		17-003	Residential	Brodersen Robert W And Shelagh Trust	136 Evergreen Ln	\$474,665	\$0	
	048H-7661-031-00	17-003	Residential	Brodersen Robert W And Shelagh Trust	136 Evergreen Ln	\$0	\$922,461	
<b>106 Dropped Parcels</b>			<b>227 Added Parcels</b>			<b>Totals:</b>	<b>\$547,244,973</b>	<b>\$725,633,111</b>

# THE CITY OF OAKLAND OAKLAND GENERAL TAXING DISTRICT 2019/20 TO 2023/24 ASSESSED VALUES



### Land

\$12,258,635,468  
\$12,933,818,276  
\$13,524,060,010  
\$14,463,630,248  
\$15,406,699,447

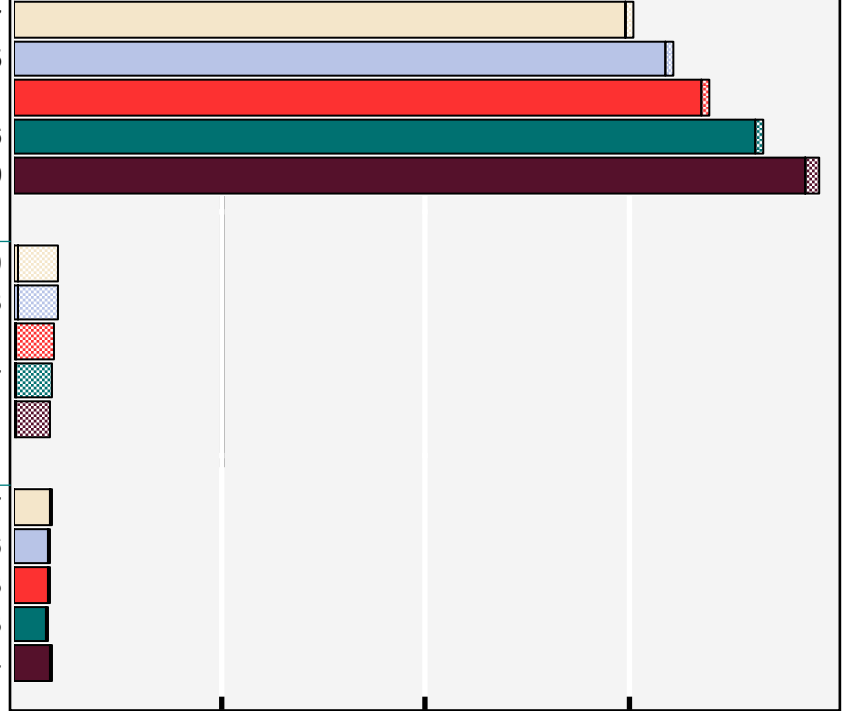


### Percent Change Agency | County

|  
5.5% | 5.7%  
4.6% | 4.6%  
6.9% | 7.1%  
6.5% | 6.2%

### Improvements

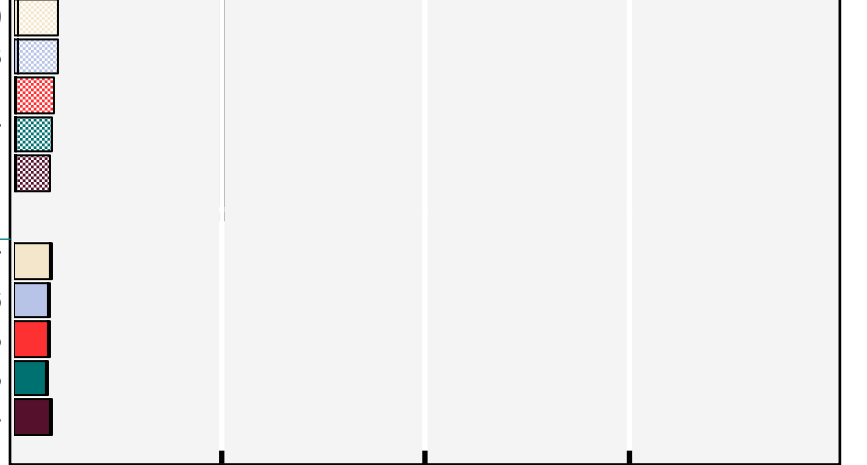
\$27,222,162,747  
\$29,011,180,635  
\$30,580,070,581  
\$32,964,272,326  
\$35,382,681,789



|  
6.6% | 7.3%  
5.4% | 5.0%  
7.8% | 8.0%  
7.3% | 7.3%

### Personal Property

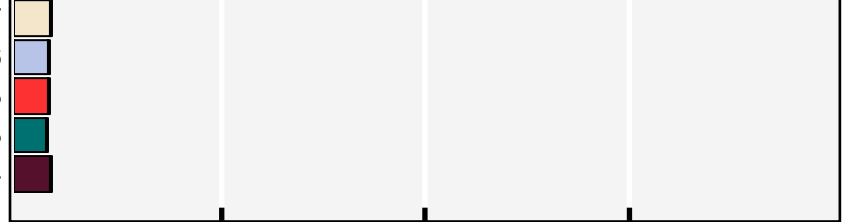
\$1,960,036,550  
\$1,898,383,638  
\$1,730,034,151  
\$1,666,107,127  
\$1,569,096,911



|  
-3.1% | 3.3%  
-8.9% | -2.5%  
-3.7% | 9.3%  
-5.8% | 17.6%

### Exemptions

\$1,631,418,117  
\$1,552,550,446  
\$1,589,795,873  
\$1,490,915,303  
\$1,670,924,364

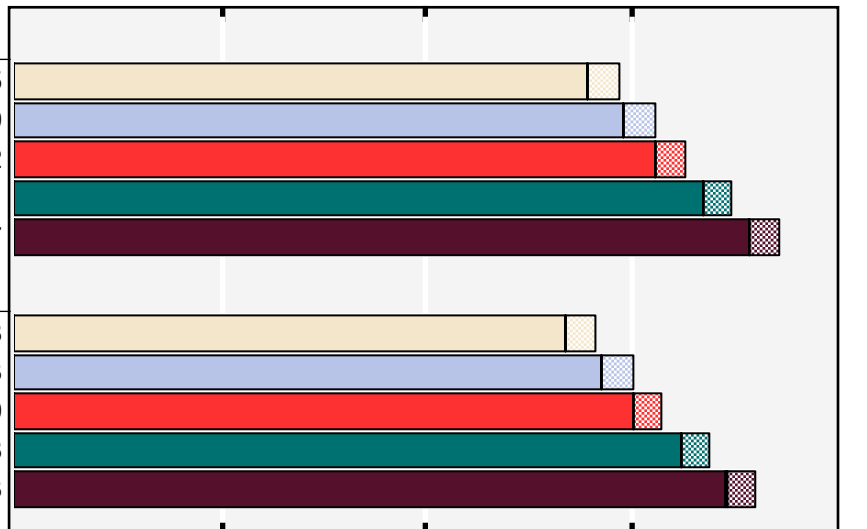


|  
-4.8% | 3.2%  
2.4% | 3.4%  
-6.2% | 0.3%  
12.1% | 12.4%

\$14,000,000,000    \$28,000,000,000    \$42,000,000,000    \$56,000,000,000

### Gross Assessed

\$41,440,834,765  
\$43,843,382,549  
\$45,834,164,742  
\$49,094,009,701  
\$52,358,478,147



### Agency | County

|  
5.8% | 6.6%  
4.5% | 4.6%  
7.1% | 7.8%  
6.6% | 7.3%

### Net Taxable Value

\$39,809,416,648  
\$42,290,832,103  
\$44,244,368,869  
\$47,603,094,398  
\$50,687,553,783



|  
6.2% | 6.8%  
4.6% | 4.7%  
7.6% | 8.1%  
6.5% | 7.1%





**THE CITY OF OAKLAND**  
**OAKLAND GENERAL TAXING DISTRICT**  
**2023/24 ROLL SUMMARY**  
 Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	69,717	22	5,147
TRAs	14	2	15
<b>Values</b>			
Land	15,310,797,306	8,678,249	87,223,892
Improvements	34,751,683,074	165,474	569,194,918
Personal Property	124,329,610	1,612	895,817,126
Fixtures	61,638,323	0	0
Aircraft	0	0	548,948,563
<b>Total Value</b>	<b>\$50,248,448,313</b>	<b>\$8,845,335</b>	<b>\$1,552,235,936</b>
<b>Exemptions</b>			
Real Estate	1,452,908,947	0	48,239,059
Personal Property	57,048,402	0	64,193,043
Fixtures	48,336,533	0	0
Aircraft	0	0	198,380
Homeowners*	274,962,800	0	0
<b>Total Exemptions*</b>	<b>\$1,558,293,882</b>	<b>\$0</b>	<b>\$112,432,102</b>
<b>Total Net Value</b>	<b>\$48,690,154,431</b>	<b>\$8,845,335</b>	<b>\$1,439,803,834</b>

Combined Values	Total
Total Values	\$51,809,529,584
Total Exemptions	\$1,670,725,984
Net Total Values	\$50,138,803,600
Net Aircraft Values	\$548,750,183

\* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 40 NET TAXABLE SECURED VALUE CHANGES**

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
010 -0769-013-01	Commercial	Covia Communities	100 Bay Pl	\$32,778,693	+\$32,778,693	+9,999%
008 -0627-038-03	Commercial	Lake Merritt Senior Living Llc	1850 Alice St	\$30,704,336	+\$30,704,336	+9,999%
012 -0986-053-00	Vacant	Dpre Bayrock I Llc	230 W Macarthur Blvd	\$28,940,379	+\$22,528,235	+351%
008 -0636-019-01	Residential	Lake Merritt Apartments Llc	1940 Webster St	\$91,956,701	+\$14,958,838	+19%
029A-1301-003-03	Residential	Beth Asher Lp	3649 Dimond Ave	\$14,777,054	+\$14,777,054	+9,999%
010 -0782-012-01	Residential	Fic Van Buren Llc And 378 Van Buren R Llc	378 Van Buren Ave	\$13,917,205	+\$11,001,064	+377%
010 -0813-008-00	Commercial	Piedmont Homes Lp	55 Macarthur Blvd	\$11,053,093	+\$10,105,880	+1,067%
008 -0652-001-05	Commercial	Ba2 300 Lakeside Llc	300 Lakeside Dr	\$467,811,767	+\$9,573,299	+2%
032 -2101-033-01	Residential	2518 2530 35Th Avenue Llc	2530 35Th Ave	\$13,151,314	+\$8,420,217	+178%
013 -1134-014-00	Residential	Cf Pleasant Valley Llc	1985 Pleasant Valley Ave	\$7,558,881	+\$6,415,370	+561%
010 -0817-028-00	Residential	169 Santa Rosa Lp	169 Santa Rosa Ave	\$7,115,501	+\$6,164,541	+648%
010 -0817-031-01	Residential	Estopinal Investment Group Llc	175 Santa Rosa Ave	\$10,842,314	+\$6,163,410	+132%
004 -0025-005-00	Industrial	114 Adeline Street Llc	114 Adeline St	\$7,837,500	+\$6,137,881	+361%
012 -0996-004-00	Residential	41T Llc	263 41St St	\$6,561,780	+\$5,399,760	+465%
012 -0993-003-00	Commercial	Dc Piedmont Llc	4029 Piedmont Ave	\$9,100,000	+\$5,241,595	+136%
014 -1256-003-02	Residential	American Liberty Investments Lp	5412 Claremont Ave	\$8,315,285	+\$5,229,805	+169%
010 -0773-008-00	Residential	American Liberty Investments Lp	303 Lee St	\$6,850,989	+\$4,956,763	+262%
008 -0636-020-08	Commercial	Cshv 1999 Harrison Llc	1999 Harrison St	\$250,837,633	+\$4,917,812	+2%
023 -0404-001-01	Residential	Perez Norma G Trust	1021 Mckinley Ave	\$5,150,732	+\$4,804,175	+1,386%
012 -0927-004-00	Residential	Mcf 344 Monte Vista Lp	344 Monte Vista Ave	\$6,934,944	+\$4,724,539	+214%
012 -0987-023-00	Residential	77 Glen Lp	77 Glen Ave	\$11,558,705	+\$4,677,187	+68%
012 -0996-005-00	Residential	41T Llc	237 41St St	\$6,561,780	+\$4,544,911	+225%
010 -0822-025-00	Residential	491 Crescent Lp	491 Crescent St	\$10,786,321	+\$4,269,749	+66%
048A-7102-075-01	Residential	Singha Javed M And Tess D Trust	6143 Contra Costa Rd	\$5,967,000	+\$4,262,100	+250%
004 -0108-007-00	Industrial	Shvf 1300 7Th Street Llc	1300 7Th St	\$7,300,000	+\$4,217,482	+137%
022 -0305-001-00	Residential	2232 Ivy Llc	2232 Ivy Dr	\$5,703,028	+\$4,148,935	+267%
048F-7358-012-00	Commercial	6101 Lasalle Avenue Llc	6480 Moraga Ave	\$4,590,000	+\$4,107,872	+852%
010 -0788-019-00	Residential	276 Adams Lp	276 Adams St	\$7,200,135	+\$3,884,792	+117%
018 -0420-004-01	Residential	Jack London Square Development Oakland	40 Jack London Sq	\$192,223,088	+\$3,846,686	+2%
011 -0889-015-16	Residential	Janosov Jesse M And Nga	915 Grosvenor Pl	\$4,080,000	+\$3,710,900	+1,005%
048H-7603-015-03	Residential	Abedi Mohammadreza	1350 Grand View Dr	\$4,003,908	+\$3,664,548	+1,080%
004 -0017-001-00	Residential	Bridge West Oakland Housing Inc	1143 10Th St	\$236,667	-\$3,646,740	-94%
010 -0777-015-01	Residential	Gluck Janos And Grant Green Ii Llc Et Al	400 Perkins St	\$7,143,180	-\$4,595,016	-39%
020 -0129-025-01	Institutional	Lake Merritt United Methodist Church	1330 Lakeshore Ave	\$0	-\$4,748,523	-100%
011 -0837-087-01	Govt. Owned	Housing Authority Of The City Of Oakland	491 Cheney Ave	\$0	-\$5,255,855	-100%
013 -1134-017-03	Residential	Ag Acp Rockridge Owner Lp	4500 Gilbert St	\$56,546,743	-\$8,229,995	-13%
008 -0664-010-03	Residential	Providence House Oakland Lp	540 23Rd St	\$0	-\$8,237,121	-100%
014 -1243-001-01	Institutional	College Arts And Crafts	5200 Broadway	\$0	-\$13,554,490	-100%
048A-7002-603-02	Institutional	Mountain View Cemetery	5000 Piedmont Ave	\$0	-\$20,777,545	-100%
012 -0996-009-01	Residential	Pc California Baywood Lp	225 41St St	\$470,725	-\$35,033,548	-99%

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 12/1/2023 By MV



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>012 -0996-009-01 225 41St St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Baywood Affordable L P	1,160,949	4,934,326	27,303	6,061,352	61,226	0		
2015	Baywood Affordable L P	1,184,142	5,032,903	39,902	6,175,606	81,341	0		
2016	Baywood Affordable Lp	1,202,201	5,109,654	47,171	6,276,358	82,668	0		
2017	Baywood Affordable Lp	1,226,245	5,211,847	46,497	6,400,289	84,300	0		
2018	Baywood Affordable Lp	1,250,769	5,316,082	47,526	6,614,377	0	0		
2019	Baywood Affordable Lp	1,275,784	5,422,402	61,705	6,759,891	0	0		
2020	Baywood Affordable Lp	1,301,300	5,530,850	67,734	6,899,884	0	0		
2021	Pc California Baywood Lp	1,314,773	5,588,115	66,639	6,969,527	0	0	35,500,000F	
2022	Pc California Baywood Lp	7,700,000	27,761,500	42,773	0	35,504,273	0		
2023	Pc California Baywood Lp	7,854,000	28,316,730	38,885	35,738,890	470,725	0		
<b>010 -0769-013-01 100 Bay Pl</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Episcopal Senior Communities	1,159,864	24,338,481	2,924,625	28,422,970	0	0		
2015	Episcopal Senior Communities	1,183,037	21,879,589	0	0	23,062,626	0		
2016	Episcopal Senior Communities	1,201,078	22,213,232	3,266,180	0	26,680,490	0		
2017	Episcopal Senior Communities	1,225,097	22,657,443	2,984,633	26,867,173	0	0		
2018	Covia Communities	1,249,598	23,110,555	3,053,260	27,413,413	0	0		
2019	Covia Communities	1,274,586	23,572,690	3,230,802	28,078,078	0	0		
2020	Covia Communities	1,300,073	24,044,054	7,390,390	32,734,517	0	0		
2021	Covia Communities	1,313,539	25,392,435	3,326,785	30,032,759	0	0		
2022	Covia Communities	1,339,809	24,929,609	3,644,375	29,913,793	0	0		
2023	Covia Communities	1,366,600	25,794,605	5,617,488	0	32,778,693	0		
<b>008 -0627-038-03 1850 Alice St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	California Nevada Methodist Homes	1,904,135	14,529,506	820,066	17,253,707	0	0		
2015	California Nevada Methodist Homes	1,942,178	14,819,169	808,519	17,569,866	0	0		
2016	California Nevada Methodist Homes	1,971,796	15,046,651	738,661	17,757,108	0	0		
2017	California Nevada Methodist Homes	2,011,228	15,346,023	888,941	18,246,192	0	0		
2018	California Nevada Methodist Homes	2,051,452	15,658,335	1,591,150	19,300,937	0	0		
2019	California Nevada Methodist Homes	2,092,474	15,965,929	1,629,448	19,687,851	0	0		
2020	California Nevada Methodist Homes	2,134,316	16,285,182	1,607,840	20,027,338	0	0		
2021	California Nevada Methodist Homes	2,156,422	16,453,855	1,517,276	20,127,553	0	0		
2022	California Nevada Methodist Homes	2,199,549	16,792,710	1,548,695	20,540,954	0	0		
2023	Lake Merritt Senior Living Llc	5,800,000	23,200,772	1,703,564	0	30,704,336	0		
<b>012 -0986-053-00 230 W Macarthur Blvd</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2021	Dpre Bayrock I Llc	6,286,459	0	0	0	6,286,459	0		
2022	Dpre Bayrock I Llc	6,412,144	0	0	0	6,412,144	0		
2023	Dpre Bayrock I Llc	6,540,379	22,400,000	0	0	28,940,379	0		



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>048A-7002-603-02 5000 Piedmont Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Mountain View Cemetery	6,412,349	11,124,556	283,145	17,820,050	0	0		
2015	Mountain View Cemetery	6,540,462	11,347,333	473,114	18,360,909	0	0		
2016	Mountain View Cemetery	6,640,169	11,519,457	442,083	18,601,709	0	0		
2017	Mountain View Cemetery	6,849,580	11,768,655	413,786	19,032,021	0	0		
2018	Mountain View Cemetery	6,986,560	12,000,473	355,345	19,342,378	0	0		
2019	Mountain View Cemetery	7,126,282	12,223,481	357,035	19,706,798	0	0		
2020	Mountain View Cemetery	7,268,791	12,464,422	288,823	0	20,022,036	0		
2021	Mountain View Cemetery	7,344,091	12,566,162	378,447	20,288,700	0	0		
2022	Mountain View Cemetery	7,490,961	12,865,717	420,867	0	20,777,545	0		
2023	Mountain View Cemetery	7,640,754	13,124,890	434,020	21,199,664	0	0		
<b>008 -0636-019-01 1940 Webster St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2020	Lake Merritt Apartments Llc	11,638,200	0	0	0	11,638,200	0		
2021	Lake Merritt Apartments Llc	11,758,689	32,096,000	0	0	43,854,689	0		
2022	Lake Merritt Apartments Llc	11,993,849	62,903,000	2,101,014	0	76,997,863	0		
2023	Lake Merritt Apartments Llc	12,233,687	77,622,000	2,101,014	0	91,956,701	0		Pending
<b>029A-1301-003-03 3649 Dimond Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Satellite Senior Homes Inc	200,009	1,080,107	52,291	1,332,407	0	0		
2015	Satellite Senior Homes Inc	204,005	1,091,018	116,407	1,404,372	7,058	0		
2016	Satellite Senior Homes Inc	207,116	1,107,656	35,410	1,350,182	0	0		
2017	Satellite Senior Homes Inc	211,258	1,129,807	27,922	1,368,987	0	0		
2018	Satellite Senior Homes Inc	215,483	1,170,194	65,439	1,451,116	0	0		
2019	Satellite Senior Homes Inc	219,792	1,263,944	88,964	1,572,700	0	0		
2020	Satellite Senior Homes Inc	224,187	1,284,677	80,097	1,588,961	0	0		
2021	Satellite Senior Homes Inc	226,509	1,299,655	68,581	1,594,745	0	0		
2022	Satellite Senior Homes Inc	231,039	1,531,040	60,969	1,823,048	0	0		
2023	Beth Asher Lp	4,320,000	10,065,000	392,054	0	14,777,054	0		
<b>014 -1243-001-01 5200 Broadway</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	College Arts And Crafts	2,058,340	8,342,338	2,293,378	12,694,056	0	0		
2015	College Arts And Crafts	2,099,464	8,419,743	0	10,519,207	0	0		
2016	College Arts And Crafts	2,131,480	8,619,951	2,309,266	13,060,697	0	0		
2017	College Arts And Crafts	2,174,106	8,793,669	2,391,576	13,359,351	0	0		
2018	College Arts And Crafts	2,217,587	8,949,894	2,122,890	13,290,371	0	0		
2019	College Arts And Crafts	2,261,932	9,120,350	2,108,946	13,491,228	0	0		
2020	College Arts And Crafts	2,307,162	9,294,822	1,935,088	13,537,072	0	0		
2021	College Arts And Crafts	2,331,058	9,394,869	2,128,596	0	13,854,523	0		
2022	College Arts And Crafts	2,377,677	9,564,909	1,611,904	0	13,554,490	0		
2023	College Arts And Crafts	2,425,223	9,753,643	1,608,341	13,787,207	0	0		



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>010 -0782-012-01 378 Van Buren Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Gordon Van Buren Llc	636,394	1,872,510	8,373	0	2,517,277	0		
2015	Gordon Van Buren Llc	649,107	1,909,915	11,371	0	2,570,393	0		
2016	Gordon Van Buren Llc	659,002	1,939,031	11,371	0	2,609,404	0		
2017	Gordon Van Buren Llc	672,178	1,977,800	11,371	0	2,661,349	0		
2018	Gordon Van Buren Llc	685,620	2,017,350	11,371	0	2,714,341	0		
2019	Gordon Van Buren Llc	699,331	2,057,694	11,371	0	2,768,396	0		
2020	Gordon Van Buren Llc	713,317	2,098,846	18,024	0	2,830,187	0		
2021	Fic Van Buren Llc	720,706	2,120,587	18,024	0	2,859,317	0		
2022	Fic Van Buren Llc	735,120	2,162,997	18,024	0	2,916,141	0	13,575,000 F	
2023	Fic Van Buren Llc And 378 Van Buren R Llc	4,154,460	9,654,300	108,445	0	13,917,205	0		
<b>010 -0813-008-00 55 Macarthur Blvd</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Sarkar Llc	187,008	587,026	19,535	0	793,569	0		
2015	Sarkar Llc	190,744	598,754	19,535	0	809,033	0		
2016	Sarkar Llc	193,653	607,885	64,753	0	866,291	0		
2017	Sarkar Llc	197,526	620,042	64,753	0	882,321	0		
2018	Sarkar Llc	201,476	632,442	69,234	0	903,152	0		
2019	Sarkar Llc	205,505	645,089	69,234	0	919,828	0		
2020	Sarkar Llc	209,614	657,988	53,093	0	920,695	0		
2021	Sarkar Llc	211,785	664,803	53,093	0	929,681	0		
2022	Sarkar Llc	216,021	678,099	53,093	0	947,213	0	11,000,000 F	
2023	Piedmont Homes Lp	2,780,000	8,220,000	53,093	0	11,053,093	0		
<b>008 -0652-001-05 300 Lakeside Dr</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Sic Lakeside Drive Llc	65,386,060	152,568,914	0	31,603,471	186,351,503	0		\$-27,954,974
2015	Sic Lakeside Drive Llc	66,691,998	155,616,132	0	32,234,678	190,073,452	0		
2016	Sic Lakeside Drive Llc	96,448,750	162,440,000	0	37,538,868	221,349,882	0		
2017	Sic Lakeside Drive Llc	71,400,000	170,442,000	0	15,090,940	226,751,060	0		Pending
2018	Sic Lakeside Drive Llc	72,828,000	173,850,840	0	15,392,759	231,286,081	0		Pending
2019	Sic Lakeside Drive Llc	74,284,000	137,956,000	0	13,243,776	198,996,224	0		
2020	Ba2 300 Lakeside Llc	75,769,400	141,037,900	0	13,528,775	203,278,525	0	449,765,500 F	
2021	Ba2 300 Lakeside Llc	158,000,000	291,253,400	0	28,033,412	421,219,988	0		
2022	Ba2 300 Lakeside Llc	161,160,000	297,078,468	0	0	458,238,468	0		
2023	Ba2 300 Lakeside Llc	164,383,200	303,020,037	408,530	0	467,811,767	0		
<b>032 -2101-033-01 2530 35Th Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2015	Macarthur7036 Lp	993,460	3,161,938	22,594	0	4,177,992	0		
2016	Macarthur7036 Lp	1,008,606	3,210,143	22,594	0	4,241,343	0		
2017	Macarthur7036 Lp	1,028,777	3,274,344	22,594	0	4,325,715	0		
2018	Macarthur7036 Lp	1,049,348	3,339,816	25,139	0	4,414,303	0		
2019	Macarthur7036 Lp	1,070,328	3,406,590	25,139	0	4,502,057	0		

Data Source: Alameda County Assessor 2023/24 Secured Tax Rolls

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**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>032 -2101-033-01 2530 35Th Ave (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2020	Macarthur7036 Lp	1,091,727	3,474,697	25,139	0	4,591,563	0		
2021	2518-2530 35Th Avenue Llc	1,103,035	3,510,688	25,139	0	4,638,862	0		
2022	2518-2530 35Th Avenue Llc	1,125,086	3,580,872	25,139	0	4,731,097	0	5,994,000 F	
2023	2518 2530 35Th Avenue Llc	3,937,200	9,187,854	26,260	0	13,151,314	0		

<b>008 -0664-010-03 540 23Rd St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Gamelin California Association	993,805	4,962,234	32,566	5,988,605	0	0		
2015	Gamelin California Association	1,013,661	5,061,375	30,072	6,105,108	0	0		
2016	Providence House Oakland Lp	1,029,117	5,138,534	34,574	6,202,225	0	0		
2017	Providence House Oakland Lp	1,049,697	5,241,287	27,405	6,318,389	0	0	5,850,000 F	
2018	Providence House Oakland Lp	2,335,800	5,207,814	186,796	0	7,730,410	0		
2019	Providence House Oakland Lp	2,382,516	5,311,970	190,580	0	7,885,066	0		
2020	Providence House Oakland Lp	2,430,148	5,418,168	175,269	0	8,023,585	0		
2021	Providence House Oakland Lp	2,455,315	5,474,280	153,540	8,083,135	0	0		
2022	Providence House Oakland Lp	2,504,412	5,583,746	148,963	0	8,237,121	0		
2023	Providence House Oakland Lp	2,554,495	5,695,408	149,554	8,399,457	0	0		

<b>013 -1134-017-03 4500 Gilbert St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Crp Gilbert Street L L C	7,031,780	20,902,970	1,311,459	0	29,246,209	0		
2015	Crp Gilbert Street L L C	7,172,270	21,320,597	1,139,658	0	29,632,525	0		\$-7,560,086
2016	Crp Gilbert Street Llc	7,281,610	21,645,625	1,014,296	0	29,941,531	0		
2017	Crp Gilbert Street Llc	7,427,210	22,078,442	993,850	0	30,499,502	0		
2018	Ag Acp Rockridge Owner Lp	7,575,750	22,519,999	993,850	0	31,089,599	0	61,400,000 F	
2019	Ag Acp Rockridge Owner Lp	21,140,000	39,260,000	1,093,235	0	61,493,235	0		
2020	Ag Acp Rockridge Owner Lp	21,562,800	40,045,200	1,093,235	0	62,701,235	0		
2021	Ag Acp Rockridge Owner Lp	21,786,038	40,459,785	1,093,235	0	63,339,058	0		
2022	Ag Acp Rockridge Owner Lp	22,221,733	41,268,934	1,286,071	0	64,776,738	0		
2023	Ag Acp Rockridge Owner Lp	16,082,850	39,177,822	1,286,071	0	56,546,743	0		

<b>013 -1134-014-00 1985 Pleasant Valley Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Hsi Stella S	565,607	424,327	7,826	0	997,760	0		
2015	Hsi Stella S Trust	576,905	432,803	3,700	0	1,013,408	0		
2016	Hsi Stella S Trust	585,702	439,403	3,700	0	1,028,805	0		
2017	Hsi Stella S Trust	597,414	448,189	3,700	0	1,049,303	0		
2018	Hsi Stella S Trust	609,361	457,152	3,700	0	1,070,213	0		
2019	Hsi Stella S Trust	621,547	466,294	3,700	0	1,091,541	0		
2020	Hsi Linda S And Petrina S Trust	633,978	475,620	6,381	0	1,115,979	0		
2021	Cf Pleasant Valley Llc	640,543	480,546	0	0	1,121,089	0		
2022	Cf Pleasant Valley Llc	653,354	490,157	0	0	1,143,511	0	7,400,000 P	
2023	Cf Pleasant Valley Llc	2,065,500	5,482,500	10,881	0	7,558,881	0		



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
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<b>010 -0817-028-00 169 Santa Rosa Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Valdes Halcea M Trust Etal	366,012	457,233	3,674	0	826,919	0		
2015	Valdes Halcea M Trust Etal	373,324	466,366	6,776	0	846,466	0		
2016	Valdes Chester M And Victor M Et Al; Valdes \	379,016	473,477	6,776	0	859,269	0		
2017	Valdes Chester M And Victor M Jr Trust And V	386,595	482,946	6,776	0	876,317	0		
2018	Valdes Chester M And Victor M Jr Trust And V	394,326	492,604	6,776	0	893,706	0		
2019	Valdes Chester M And Victor M Jr Trust And V	402,213	502,456	6,776	0	911,445	0		
2020	Valdes Chester M And Victor M Jr Trust And V	410,257	512,504	7,143	0	929,904	0		
2021	169 Santa Rosa Lp	414,506	517,812	0	0	932,318	0		
2022	169 Santa Rosa Lp	422,794	528,166	0	0	950,960	0	6,975,000 F	
2023	169 Santa Rosa Lp	2,133,840	4,969,440	12,221	0	7,115,501	0		
<b>010 -0817-031-01 175 Santa Rosa Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Estopinal Family Partnership	811,252	3,224,727	5,962	0	4,041,941	0		
2015	Estopinal Family Partnership	827,457	3,289,143	6,600	0	4,123,200	0		
2016	Estopinal Family Partnership	840,071	3,339,284	6,600	0	4,185,955	0		
2017	Estopinal Family Partnership	856,867	3,406,047	6,600	0	4,269,514	0		
2018	Estopinal Family Partnership	873,999	3,474,148	6,600	0	4,354,747	0		
2019	Estopinal Family Partnership	891,475	3,543,613	6,600	0	4,441,688	0		
2020	Estopinal Investment Group Llc	909,301	3,614,471	12,523	0	4,536,295	0		
2021	Estopinal Investment Group Llc	918,715	3,651,892	13,902	0	4,584,509	0		
2022	Estopinal Investment Group Llc	937,083	3,724,906	16,915	0	4,678,904	0		
2023	Estopinal Investment Group Llc	3,248,081	7,578,855	15,378	0	10,842,314	0		
<b>004 -0025-005-00 114 Adeline St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Nor Cal Metal Fabricators	265,876	1,205,493	0	0	1,471,369	0		
2015	Nor Cal Metal Fabricators	271,187	1,229,572	0	0	1,500,759	0		
2016	Nor Cal Metal Fabricators	275,321	1,248,318	0	0	1,523,639	0		
2017	Nor Cal Metal Fabricators	280,827	1,273,282	0	0	1,554,109	0		
2018	Nor Cal Metal Fabricators	286,443	1,298,746	0	0	1,585,189	0		
2019	Nor Cal Metal Fabricators	292,172	1,324,717	0	0	1,616,889	0		
2020	Nor Cal Metal Fabricators	298,014	1,351,205	0	0	1,649,219	0		
2021	Nor Cal Metal Fabricators	301,100	1,365,199	0	0	1,666,299	0		
2022	Nor Cal Metal Fabricators	307,121	1,392,498	0	0	1,699,619	0	9,100,000 F	
2023	114 Adeline Street Llc	1,350,000	6,487,500	0	0	7,837,500	0	7,838,000 F	
<b>012 -0996-004-00 263 41St St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Estopinal Family Partnership Lp	253,519	752,445	4,070	0	1,010,034	0		
2015	Estopinal Family Partnership Lp	258,583	767,475	6,732	0	1,032,790	0		
2016	Estopinal Family Partnership Lp	262,525	779,175	6,732	0	1,048,432	0		
2017	Estopinal Family Partnership Lp	267,775	794,757	6,732	0	1,069,264	0		
2018	Estopinal Family Partnership Lp	273,130	810,651	6,732	0	1,090,513	0		

Data Source: Alameda County Assessor 2023/24 Secured Tax Rolls

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**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>012 -0996-004-00 263 41St St (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2019	Estopinal Family Partnership Lp	278,592	826,861	6,732	0	1,112,185	0		
2020	Estopinal Family Partnership Lp	284,163	843,395	6,732	0	1,134,290	0		
2021	Estopinal Family Partnership Lp	287,106	852,130	0	0	1,139,236	0		
2022	Estopinal Family Partnership Lp	292,848	869,172	0	0	1,162,020	0		
2023	41T Llc	1,968,534	4,593,246	0	0	6,561,780	0	11,650,000F	
<b>011 -0837-087-01 491 Cheney Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2021	Lake Park Oakland Eah Llc	5,101,307	51,528	0	0	5,152,835	0		Denied
2022	Lake Park Oakland Eah Llc	5,203,297	52,558	0	0	5,255,855	0		
2023	Housing Authority Of The City Of Oakland	0	0	0	0	0	0		
<b>012 -0993-003-00 4029 Piedmont Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Lamorinda Development And Investment	561,755	2,283,545	600	0	2,845,900	0		
2015	Lamorinda Development And Investment	572,976	2,329,159	600	0	2,902,735	0		
2016	Lamorinda Development And Investment	581,711	2,364,667	600	0	2,946,978	0		
2017	Lamorinda Development And Investment	593,344	2,411,954	600	0	3,005,898	0		
2018	Lamorinda Development And Investment	605,208	2,460,183	955	0	3,066,346	0		
2019	Lamorinda Development And Investment	617,311	2,509,382	955	0	3,127,648	0		
2020	Lamorinda Development And Investment	918,776	2,825,236	955	0	3,744,967	0		
2021	Lamorinda Development And Investment	928,288	2,854,485	0	0	3,782,773	0		
2022	Lamorinda Development And Investment	946,848	2,911,557	0	0	3,858,405	0	9,100,000F	
2023	Dc Piedmont Llc	2,750,000	6,350,000	0	0	9,100,000	0		
<b>014 -1256-003-02 5412 Claremont Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Foster Roy C Trust And Meyer Ann J Trust	242,635	755,355	4,555	0	1,002,545	0		
2015	Foster Living 1989 Trust	247,483	770,446	10,907	0	1,028,836	0	2,000,000F	
2016	Foster Roy C Trust	1,014,412	1,736,940	10,907	0	2,762,259	0		
2017	Foster Roy C Trust	1,034,699	1,771,677	10,907	0	2,817,283	0		
2018	Foster Roy C Trust	1,055,393	1,807,108	18,059	0	2,880,560	0		
2019	Foster Roy C Trust	1,076,493	1,843,239	18,059	0	2,937,791	0		
2020	Foster Roy C Trust	1,098,019	1,880,098	16,345	0	2,994,462	0		
2021	American Liberty Investments Lp	1,109,391	1,899,570	16,345	0	3,025,306	0		
2022	American Liberty Investments Lp	1,131,577	1,937,558	16,345	0	3,085,480	0	8,200,000F	
2023	American Liberty Investments Lp	2,550,000	5,752,800	12,485	0	8,315,285	0		
<b>010 -0773-008-00 303 Lee St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Fong David L And Wolfson Larry J Trust And f	488,448	1,139,713	5,422	0	1,633,583	0		
2015	Foster 1989 Living Trust; Fong Wolfson Living	498,206	1,162,481	10,395	0	1,671,082	0		
2016	Fong David L Et Al; Wolfson Larry J And Foste	505,803	1,180,208	10,395	0	1,696,406	0		
2017	Fong David L And Wolfson Larry J Trust And f	515,917	1,203,807	10,395	0	1,730,119	0		





**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP 25 SECURED VALUE CHANGE HISTORY LISTING**

<b>010 -0773-008-00 303 Lee St (Continued)</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2018	Fong David L And Wolfson Larry J Trust And f	526,233	1,227,878	10,395	0	1,764,506	0		
2019	Fong David L And Wolfson Larry J Trust And f	536,756	1,252,431	10,395	0	1,799,582	0		
2020	Fong David L And Wolfson Larry J Trust And f	547,488	1,277,473	13,489	0	1,838,450	0		
2021	Fong David L And Wolfson Larry J Trust And f	553,158	1,290,703	13,489	0	1,857,350	0		
2022	American Liberty Investments Lp	564,221	1,316,516	13,489	0	1,894,226	0	6,850,000F	
2023	American Liberty Investments Lp	2,055,000	4,782,500	13,489	0	6,850,989	0		
<b>008 -0636-020-08 1999 Harrison St</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Dwf Iv 1999 Harrison Llc; Divco West	7,000,000	125,500,000	0	0	132,500,000	0	140,000,000F	
2015	Dwf Iv 1999 Harrison Llc	12,749,750	123,193,184	0	0	135,942,934	0		
2016	Cshv 1999 Harrison Llc	12,944,125	125,071,313	4,071	0	138,019,509	0	224,750,000F	
2017	Cshv 1999 Harrison Llc	28,226,700	196,523,300	0	0	224,750,000	0		Pending
2018	Cshv 1999 Harrison Llc	28,791,234	200,453,766	0	0	229,245,000	0		Pending
2019	Cshv 1999 Harrison Llc	29,367,058	204,462,841	0	0	233,829,899	0		Pending
2020	Cshv 1999 Harrison Llc	29,954,174	208,550,525	0	0	238,504,699	0		Pending
2021	Cshv 1999 Harrison Llc	30,264,385	210,834,317	0	0	241,098,702	0		Pending
2022	Cshv 1999 Harrison Llc	30,869,565	215,050,256	0	0	245,919,821	0		Pending
2023	Cshv 1999 Harrison Llc	31,486,883	219,350,750	0	0	250,837,633	0		
<b>023 -0404-001-01 1021 Mckinley Ave</b>									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Adams Grace Trust	80,203	219,809	2,518	0	302,530	0		
2015	Adams Grace Trust	81,806	224,201	2,518	0	308,525	0		
2016	Adams Grace Trust	83,053	227,620	2,518	0	313,191	0		
2017	Adams Grace Trust	84,714	232,172	2,518	0	319,404	0		
2018	Adams Grace Trust	86,408	236,815	2,518	0	325,741	0		
2019	Adams Grace Trust	88,136	241,551	2,769	0	332,456	0		
2020	Perez Norma Guerrero	89,898	246,381	5,313	0	341,592	0		
2021	Perez Norma Guerrero	90,830	248,933	0	0	339,763	0		
2022	Adams Grace Trust	92,646	253,911	0	0	346,557	0		
2023	Perez Norma G Trust	1,545,219	3,605,513	0	0	5,150,732	0		

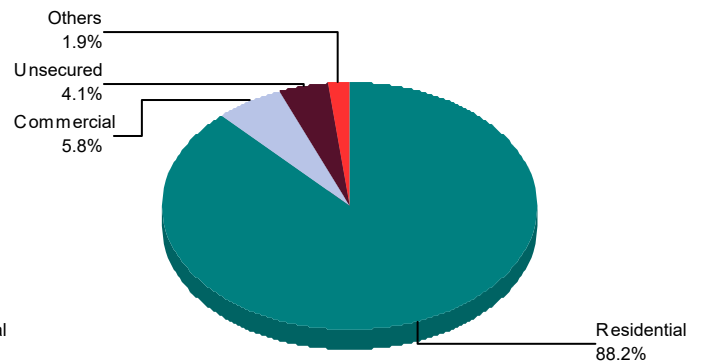
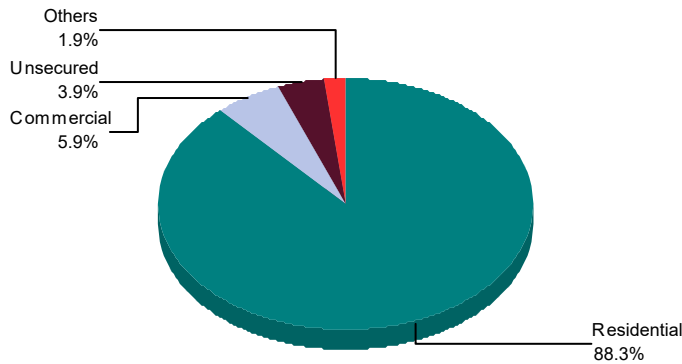
**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 USE CATEGORY SUMMARY**

**BASIC PROPERTY VALUE TABLE**

Category	Parcels	Net Taxable Value	Revenue
Residential	65,356	\$44,765,892,646 (88.3%)	\$222,379,628.51 (88.2%)
Commercial	1,485	\$2,966,297,869 (5.9%)	\$14,731,052.65 (5.8%)
Industrial	120	\$231,709,057 (0.5%)	\$1,150,694.03 (0.5%)
Vacant	2,373	\$498,537,709 (1.0%)	\$2,475,903.85 (1.0%)
Recreational	85	\$69,263,067 (0.1%)	\$343,968.11 (0.1%)
Institutional	298	\$158,454,083 (0.3%)	\$786,900.28 (0.3%)
Exempt	1,385	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[22]	\$8,845,335 (0.0%)	\$43,926.93 (0.0%)
Unsecured	[5,147]	\$1,988,554,017 (3.9%)	\$10,340,476.00 (4.1%)
<b>TOTALS</b>	<b>71,102</b>	<b>\$50,687,553,783</b>	<b>\$252,252,550.37</b>
<b>Base Year SA TRAs</b>		<b>\$5,543,724,566</b>	<b>\$43,723,926.28</b>
<b>Rev. Capped SA TRAs</b>		<b>\$625,785,928</b>	<b>\$3,107,733.21</b>

**Net Taxable Value**

**Revenue**

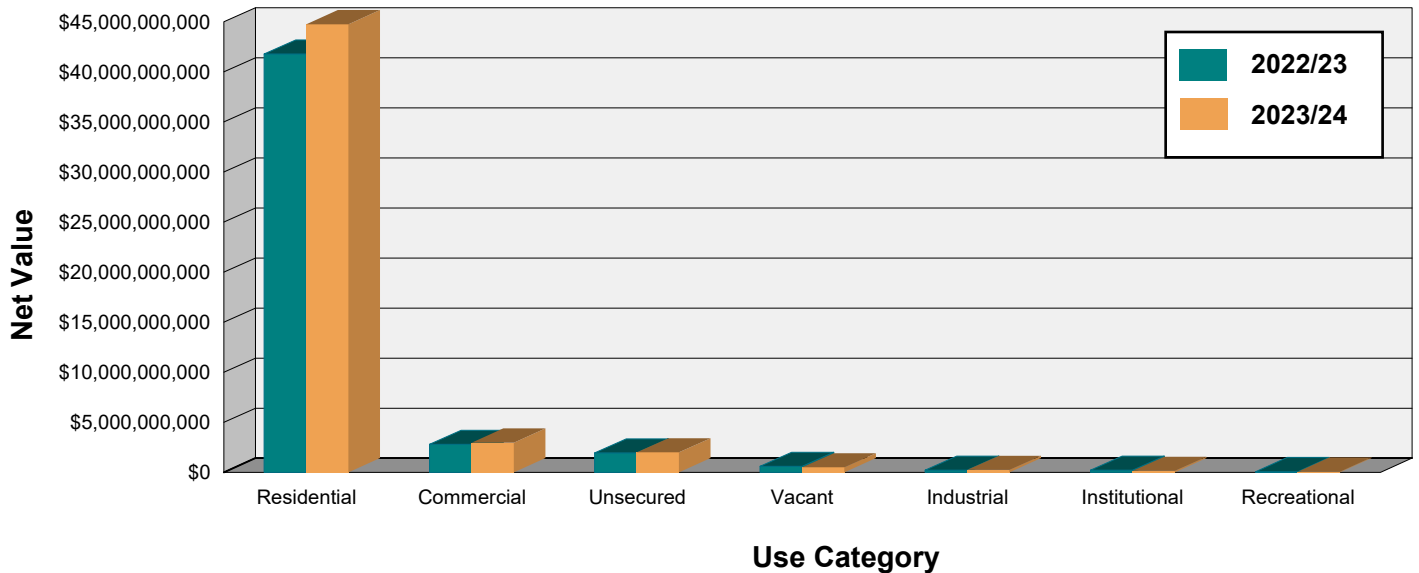


**2022/23 to 2023/24 Value Growth by Use Category**

Category	2022/23 Net Taxable Value		2023/24 Net Taxable Value			\$ Change	% Change
Residential	65,309	\$41,799,816,911	65,356	\$44,765,892,646	(88.3%)	\$2,966,075,735	7.1%
Commercial	1,486	\$2,788,772,614	1,485	\$2,966,297,869	(5.9%)	\$177,525,255	6.4%
Unsecured	[5,253]	\$1,922,646,678	[5,147]	\$1,988,554,017	(3.9%)	\$65,907,339	3.4%
Vacant	2,398	\$604,593,193	2,373	\$498,537,709	(1.0%)	-\$106,055,484	-17.5%
Industrial	121	\$209,252,050	120	\$231,709,057	(0.5%)	\$22,457,007	10.7%
Institutional	298	\$196,919,839	298	\$158,454,083	(0.3%)	-\$38,465,756	-19.5%
Recreational	85	\$65,729,164	85	\$69,263,067	(0.1%)	\$3,533,903	5.4%
SBE Nonunitary	[24]	\$15,363,949	[22]	\$8,845,335	(0.0%)	-\$6,518,614	-42.4%
Exempt	1,384	\$0	1,385	\$0	(0.0%)	\$0	0.0%
<b>TOTALS</b>	<b>71,081</b>	<b>\$47,603,094,398</b>	<b>71,102</b>	<b>\$50,687,553,783</b>	<b>(100.0%)</b>	<b>\$3,084,459,385</b>	<b>6.5%</b>

Numbers in blue are parcel/assessment counts

**Assessed Value by Major Use Category**





**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP TEN PROPERTY TAXPAYERS  
Top Property Owners Based On Net Values**

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) BA2 300 LAKESIDE LLC	1	\$467,811,767	0.96%				<b>\$467,811,767</b>	<b>0.92%</b>	Commercial
2) FEDERAL EXPRESS CORPORATION				6	\$334,471,099	16.82%	<b>\$334,471,099</b>	<b>0.66%</b>	Unsecured
3) JACK LONDON SQUARE DEVELOPMENT OAKLAND (Pending Appeals On Parcels)	1	\$192,223,088	0.39%	5	\$74,955,403	3.77%	<b>\$267,178,491</b>	<b>0.53%</b>	Residential
4) CSHV 1999 HARRISON LLC (Pending Appeals On Parcels)	1	\$250,837,633	0.52%				<b>\$250,837,633</b>	<b>0.49%</b>	Commercial
5) SOUTHWEST AIRLINES				8	\$158,740,375	7.98%	<b>\$158,740,375</b>	<b>0.31%</b>	Unsecured
6) SOF XI WFO HARRISON OWNER LLC (Pending Appeals On Parcels)	1	\$157,830,012	0.32%				<b>\$157,830,012</b>	<b>0.31%</b>	Commercial
7) CHEVRON USA INC				5	\$154,215,614	7.76%	<b>\$154,215,614</b>	<b>0.30%</b>	Unsecured
8) TELEGRAPH 2 NEUN OWNER LLC	209	\$149,381,219	0.31%				<b>\$149,381,219</b>	<b>0.29%</b>	Residential
9) BEX FMCA LLC	1	\$118,534,438	0.24%				<b>\$118,534,438</b>	<b>0.23%</b>	Residential
10) CH PROPERTY OWNER (Pending Appeals On Parcels)	11	\$103,843,202	0.21%				<b>\$103,843,202</b>	<b>0.20%</b>	Commercial
<b>Top Ten Total</b>	225	\$1,440,461,359	2.96%	24	\$722,382,491	36.33%	<b>\$2,162,843,850</b>	<b>4.27%</b>	
<b>Agency Total</b>		\$48,698,999,766			\$1,988,554,017		<b>\$50,687,553,783</b>		

Top Owners last edited on 9/6/23 by maheav using sales through 07/15/23 (Version r.1)

Data Source: Alameda County Assessor 2023/24 Combined Tax Rolls and the SBE Non Unitary Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 12/1/2023 By MV

**THE CITY OF OAKLAND**  
**OAKLAND GENERAL TAXING DISTRICT**  
**2023/24 TOP 25 PROPERTY TAXPAYERS - SECURED**  
 Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) BA2 300 LAKESIDE LLC (1)	\$467,811,767
2) CSHV 1999 HARRISON LLC (1)	\$250,837,633
3) JACK LONDON SQUARE DEVELOPMENT OAKLAND (1)	\$192,223,088
4) SOF XI WFO HARRISON OWNER LLC (1)	\$157,830,012
5) TELEGRAPH 2 NEUN OWNER LLC (209)	\$149,381,219
6) BEX FMCA LLC (1)	\$118,534,438
7) CH PROPERTY OWNER (11)	\$103,843,202
8) LAKE MERRITT APARTMENTS LLC (1)	\$91,956,701
9) BAXTER APARTMENTS LLC (5)	\$85,183,418
10) BROADWAY ROCKRIDGE LLC (1)	\$78,270,722
11) MERRILL GARDENS ROCKRIDGE II LP (1)	\$71,836,729
12) AG ACP ROCKRIDGE OWNER LP (1)	\$56,546,743
13) COVIA COMMUNITIES (3)	\$54,422,036
14) MNCVAD II HOLLIDAY UNION JV LLC (1)	\$52,538,624
15) 7978 ASSOCIATES XIII LLC (1)	\$47,407,819
16) 295 29TH STREET OWNER LLC (1)	\$46,545,000
17) LPC COLLEGE LLC (10)	\$43,099,544
18) 570 21ST STREET APARTMENTS INVESTORS LLC (1)	\$42,829,708
19) DDR WF OAKLAND LP (1)	\$41,661,664
20) FREDERICK A MORSE TRUST (12)	\$40,841,602
21) B H 3500 MOUNTAIN BOULEVARD LLC (5)	\$38,427,839
22) UNIVERSITY PRESIDENT ASSOCIATES LP (5)	\$36,714,693
23) LAKE MERRITT SENIOR LIVING LLC (2)	\$33,309,770
24) OAK9 PORTFOLIO OWNER LP (3)	\$31,995,368
25) SUNRISE OAKLAND ASSISTED LIVING LP (1)	\$29,589,249

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 09/06/23 by maheav using sales through 07/15/23

**THE CITY OF OAKLAND**  
**OAKLAND GENERAL TAXING DISTRICT**  
**2023/24 TOP 25 PROPERTY TAXPAYERS - UNSECURED**  
 Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) FEDERAL EXPRESS CORPORATION (6)	\$334,471,099
2) SOUTHWEST AIRLINES (8)	\$158,740,375
3) CHEVRON USA INC (5)	\$154,215,614
4) JACK LONDON SQUARE DEVELOPMENT OAKLAND (5)	\$74,955,403
5) HAWAIIAN AIRLINES INC (3)	\$65,943,317
6) UNITED PARCEL SERVICE INC (5)	\$58,611,219
7) SPIRIT AIRLINES INC/SKYWEST AIRLINES (5)	\$50,988,272
8) ALASKA AIRLINES INC (5)	\$49,083,030
9) 55 HARRISON 255 SECOND (OAKLAND) OWNER (1)	\$46,769,680
10) BAY GROVE CAPITAL LLC (1)	\$44,601,600
11) NETJETS AVIATION INC (2)	\$32,483,222
12) SWR SERVICES II LLC (1)	\$29,567,300
13) FREMONT GROUP MANAGEMENT LLC (1)	\$28,547,000
14) WHITNEY EQUIPMENT LLC (1)	\$24,983,358
15) N15FX TRUST (2)	\$23,035,600
16) WILMINGTON TRUST COTRUSTEE (1)	\$22,460,100
17) CLIF BAR AND COMPANY (1)	\$19,100,730
18) US BANK NA TRUSTEE (1)	\$18,277,200
19) FAVA HOLDING LLC (1)	\$18,009,310
20) BNT INTERNATIONAL CORPORATION (2)	\$14,190,558
21) JACK LONDON SQUARE ASSOCIATES LLC (3)	\$14,023,842
22) SCARLET CAPITAL LLC (1)	\$13,988,500
23) CROWLEY MARINE SERVICES (1)	\$13,230,000
24) WILLIAMS SONOMA INC (1)	\$12,899,200
25) TASHI CORPORATION (1)	\$12,899,200

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 09/06/23 by maheav using sales through 07/15/23



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
PENDING APPEALS IMPACT PROJECTIONS**

Potential AV Loss Based On Prior Success Rates On Current Average Appeals

Oakland General Taxing District Appeals History:

Lien Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2018/19	88	65	23	26	40.00%	\$88,720,736	\$32,703,547	36.86%
2019/20	128	98	30	57	58.16%	\$69,788,777	\$10,242,716	14.68%
2020/21	172	115	57	47	40.87%	\$134,145,403	\$50,241,623	37.45%
2021/22	154	66	88	43	65.15%	\$189,914,644	\$28,783,036	15.16%
2022/23	203	30	173	7	23.33%	\$10,593,947	\$766,287	7.23%
2023/24	[117]*	[0]*	117	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
<b>Totals:</b>	<b>745</b>	<b>374</b>	<b>488</b>	<b>180</b>	<b>48.13%</b>	<b>\$493,163,507</b>	<b>\$122,737,209</b>	<b>24.89%</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

Oakland General Taxing District Pending Appeals Impact Projection Based On Annual Experience:

Lien Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2018/19	23	40.00%	\$17,860,322	36.86%	\$60,568,502	0.293732	<b>\$177,909</b>
2019/20	30	58.16%	\$10,876,539	14.68%	\$27,854,174	0.293732	<b>\$81,817</b>
2020/21	57	40.87%	\$10,147,893	37.45%	\$88,539,813	0.293732	<b>\$260,070</b>
2021/22	88	65.15%	\$12,428,598	15.16%	\$107,995,954	0.293732	<b>\$317,219</b>
2022/23	173	23.33%	\$10,802,335	7.23%	\$31,540,907	0.293732	<b>\$92,646</b>
2023/24	117	48.13%*	\$5,709,171	24.89%*	\$80,010,165	0.293732	<b>\$235,015</b>
<b>Totals:</b>	<b>488</b>		<b>\$11,002,545**</b>		<b>\$396,509,514</b>		<b>\$1,164,675</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

\*\*Combined Average value per appeal is based on 862 appeals in the years 2018/19 to 2023/24 with a total value of \$9,484,193,908

Average Rate and Projected Revenue Loss reflect Prop 13 1% revenue only for primary general fund agency(s) associated with Oakland



**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Owners - Through 10/05/23

3) JACK LONDON SQUARE DEVELOPMENT OAKLAND		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
018 -0420-004-01	192,223,088				93,036,000	94,896,000
u30-370304-00-001	22,187,294					11,094,000
u30-370305-00-001	5,018,879					2,509,000
u30-370306-00-001	32,895,681					32,895,681
u30-370307-00-001	13,383,603					6,692,000
6 Appeals On 5 Parcel(s)	265,708,545				93,036,000	148,086,681

4) CSHV 1999 HARRISON LLC		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
008 -0636-020-08	250,837,633		22,900,000	2	2	
3 Appeals On 1 Parcel(s)	250,837,633		22,900,000	2	2	

6) SOF XI WFO HARRISON OWNER LLC		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
008 -0636-011-01	157,830,012			75,850,968	77,367,899	
2 Appeals On 1 Parcel(s)	157,830,012			75,850,968	77,367,899	

10) CH PROPERTY OWNER		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
048H-7670-019-00	294,555			25,000	100,000	
048H-7670-020-00	942,576			50,000	200,000	
048H-7670-021-00	365,248			25,000	80,000	
048H-7670-022-00	35,346			1,000	8,000	
048H-7670-023-00	47,128			1,000	11,000	
048H-7670-024-00	1,060,397			75,000	250,000	
048H-7670-025-00	176,733			1,000	40,000	
048H-7670-027-00	99,666,417		17,000,000	5,000,000	20,000,000	
048H-7670-028-03	506,634			25,000	120,000	
064 -4225-004-00	382,920			3,300	90,000	
064 -4225-005-00	365,248			25,000	87,000	
23 Appeals On 11 Parcel(s)	103,843,202		17,000,000	5,231,300	20,986,000	

11) LAKE MERRITT APARTMENTS LLC		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
008 -0636-019-01	91,956,701					44,900,000
1 Appeals On 1 Parcel(s)	91,956,701					44,900,000

12) BAXTER APARTMENTS LLC		Owners Opinion Value				
Parcel/Bill Number	2023/24 AV	2019/20	2020/21	2021/22	2022/23	2023/24
013 -1136-038-00	81,504,326				48,385,629	

u = Unsecured, x = Cross-Reference

Top Owners last edited on 09/06/23 by maheav using sales through 07/15/23

Data Source: Alameda County Assessor 2023/24 Combined Tax Rolls, the SBE Non Unitary Tax Roll, & Most Recent Appeals  
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Prepared On 12/1/2023 By MV





**THE CITY OF OAKLAND  
OAKLAND GENERAL TAXING DISTRICT  
2023/24 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Owners - Through 10/05/23

1 Appeals On 1 Parcel(s)	81,504,326	48,385,629
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<b>19) MNCVAD II HOLLIDAY UNION JV LLC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2023/24 AV</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
004 -0043-004-00	52,538,624				26,244,428	
1 Appeals On 1 Parcel(s)	52,538,624				26,244,428	

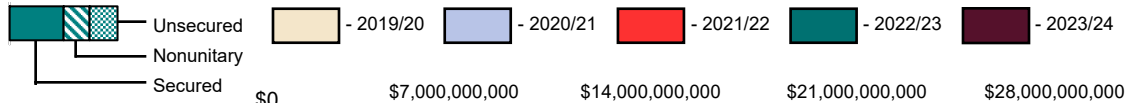
<b>22) 7978 ASSOCIATES XIII LLC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2023/24 AV</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
048A-7070-001-04	47,407,819				27,463,000	
1 Appeals On 1 Parcel(s)	47,407,819				27,463,000	

<b>23) 55 HARRISON 255 SECOND (OAKLAND) OWNER</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2023/24 AV</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
u30-370303-00-001	46,769,680					23,385,000
1 Appeals On 1 Parcel(s)	46,769,680					23,385,000

u = Unsecured, x = Cross-Reference

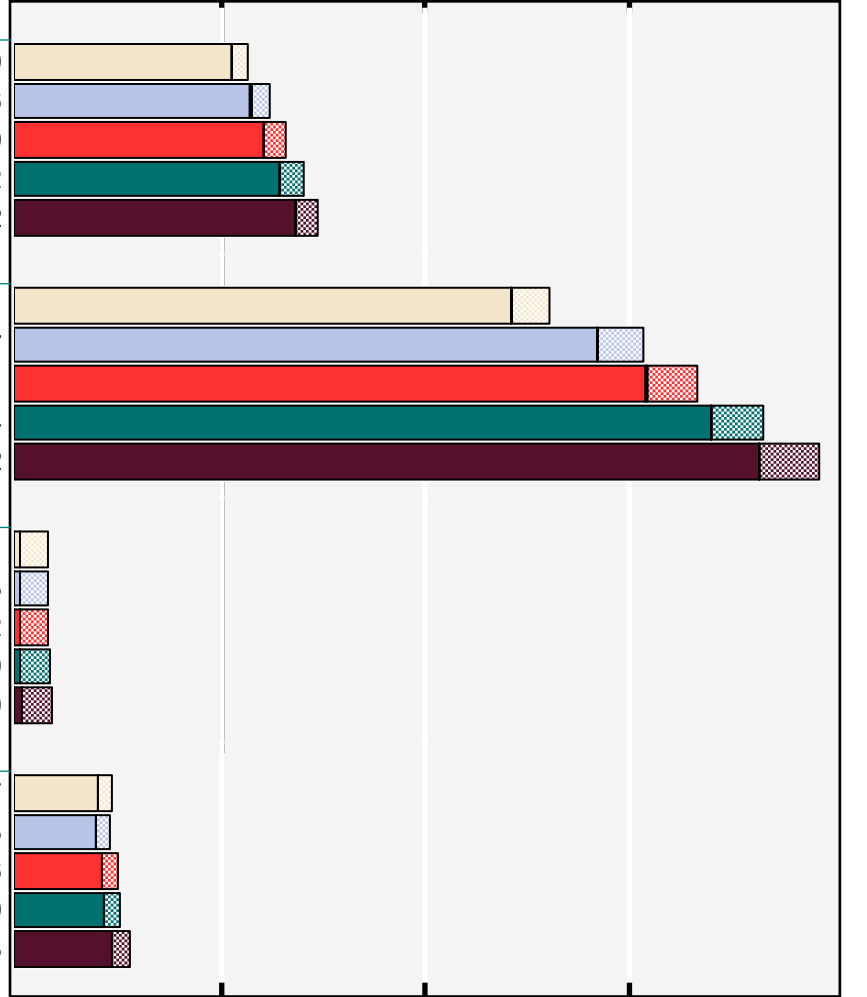
Top Owners last edited on 09/06/23 by maheav using sales through 07/15/23

# THE CITY OF OAKLAND SUCCESSOR AGENCY 2019/20 TO 2023/24 ASSESSED VALUES



### Land

\$8,004,175,489  
\$8,727,872,886  
\$9,297,386,759  
\$9,883,179,812  
\$10,388,884,052



### Percent Change Agency | County

|  
9.0% | 5.7%  
6.5% | 4.6%  
6.3% | 7.1%  
5.1% | 6.2%

### Improvements

\$18,332,051,751  
\$21,541,361,217  
\$23,383,326,711  
\$25,606,177,444  
\$27,507,616,022

|  
17.5% | 7.3%  
8.6% | 5.0%  
9.5% | 8.0%  
7.4% | 7.3%

### Personal Property

\$1,137,184,371  
\$1,177,645,733  
\$1,173,479,842  
\$1,203,142,050  
\$1,316,610,140

|  
3.6% | 3.3%  
-0.4% | -2.5%  
2.5% | 9.3%  
9.4% | 17.6%

### Exemptions

\$3,337,143,837  
\$3,297,979,893  
\$3,535,553,046  
\$3,635,084,809  
\$3,939,688,413

|  
-1.2% | 3.2%  
7.2% | 3.4%  
2.8% | 0.3%  
8.4% | 12.4%

\$10,000,000,000    \$20,000,000,000    \$30,000,000,000    \$40,000,000,000

### Gross Assessed

\$27,473,411,611  
\$31,446,879,836  
\$33,854,193,312  
\$36,692,499,306  
\$39,213,110,214

### Agency | County

|  
14.5% | 6.6%  
7.7% | 4.6%  
8.4% | 7.8%  
6.9% | 7.3%

### Net Taxable Value

\$24,136,267,774  
\$28,148,899,943  
\$30,318,640,266  
\$33,057,414,497  
\$35,273,421,801

|  
16.6% | 6.8%  
7.7% | 4.7%  
9.0% | 8.1%  
6.7% | 7.1%



**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
2023/24 ROLL SUMMARY  
Taxable Property Values**

	Secured	Nonunitary Utilities	Unsecured
Parcels	39,910	28	5,801
TRAs	18	6	17
<b>Values</b>			
Land	9,650,494,614	6,966,004	731,423,434
Improvements	25,328,393,565	4,382,076	2,015,565,034
Personal Property	268,309,613	0	1,048,287,676
Fixtures	159,275,347	0	0
Aircraft	0	0	12,851
<b>Total Value</b>	<b>\$35,406,473,139</b>	<b>\$11,348,080</b>	<b>\$3,795,276,144</b>
<b>Exemptions</b>			
Real Estate	3,288,442,348	0	517,738,930
Personal Property	47,227,341	0	75,439,706
Fixtures	10,840,088	0	0
Aircraft	0	0	0
Homeowners*	92,439,200	0	142,800
<b>Total Exemptions*</b>	<b>\$3,346,509,777</b>	<b>\$0</b>	<b>\$593,178,636</b>
<b>Total Net Value</b>	<b>\$32,059,963,362</b>	<b>\$11,348,080</b>	<b>\$3,202,097,508</b>

Combined Values	Total
<b>Total Values</b>	<b>\$39,213,097,363</b>
<b>Total Exemptions</b>	<b>\$3,939,688,413</b>
<b>Net Total Values</b>	<b>\$35,273,408,950</b>
<b>Net Aircraft Values</b>	<b>\$12,851</b>

\* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
2023/24 TOP 40 NET TAXABLE SECURED VALUE CHANGES**

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
018 -0465-018-00	Vacant	Cv Ow Parcel J Owner Llc	37 8Th Ave	\$141,166,548	+\$116,689,512	+477%
008 -0619-004-01	Commercial	300 F Ogawa Plaza Lp	300 Frank H Ogawa Plz	\$122,400,000	+\$94,163,807	+333%
008 -0638-007-12	Vacant	19 Bway Tower Development Llc	1920 Broadway	\$90,407,409	+\$62,066,811	+219%
041 -3848-001-00	Vacant	Bridge Point Oakland Llc	5441 International Blvd	\$91,589,528	+\$52,587,985	+135%
041 -3848-014-04	Industrial	Ric San Leandro Llc	5601 San Leandro St	\$58,116,000	+\$40,617,920	+232%
034 -2342-005-05	Industrial	Dct 5800 Coliseum Llc	5800 Coliseum Way	\$64,867,495	+\$31,107,691	+92%
018 -0465-002-30	Vacant	260 Bb Way Development Llc	260 Brooklyn Basin Way	\$53,405,905	+\$30,900,115	+137%
009 -0746-039-00	Commercial	Sutter Bay Hospitals	370 Hawthorne Ave	\$43,906,030	+\$30,672,683	+232%
042 -4435-001-11	Commercial	Bchpi Edgewater Llc And Edgewater Adobe	7700 Edgewater Dr	\$50,000,000	+\$26,838,073	+116%
001 -0163-014-00	Vacant	412 Madison Llc	412 Madison St	\$36,228,860	+\$26,494,678	+272%
018 -0465-014-00	Residential	Zarsion Essex Llc	219 9Th Ave	\$132,852,487	+\$26,385,909	+25%
019 -0029-015-02	Residential	Va7 Merritt Llc	1130 E 3Rd St	\$55,500,890	+\$18,907,339	+52%
008 -0751-005-00	Residential	2401 Broadway Development Group Llc	2417 Broadway	\$42,904,862	+\$18,456,841	+75%
041 -3848-013-03	Industrial	Ric San Leandro Llc	5733 San Leandro St	\$31,384,000	+\$17,445,530	+125%
041 -3848-021-00	Industrial	Services Manufacturing Inc	5625 International Blvd	\$41,068,530	+\$16,608,441	+68%
002 -0079-006-00	Residential	184 13Th Street Associates Llc	184 13Th St	\$18,869,053	+\$16,244,904	+619%
008 -0620-009-07	Commercial	Rfa Rotunda Garage Lp	529 17Th St	\$22,695,000	+\$14,340,674	+172%
044 -5078-004-03	Industrial	Hegenberger Storage Llc	10 Hegenberger Ct	\$28,731,435	+\$13,563,355	+89%
034 -2290-004-01	Vacant	Oakland Coliseum Storage Llc	4356 Coliseum Way	\$14,849,136	+\$13,349,981	+891%
047 -5589-003-00	Commercial	Jmdb Holdings And Amalfi Heights Llc	10700 Macarthur Blvd	\$39,780,000	+\$13,171,031	+49%
008 -0639-001-00	Commercial	Uptown Broadway Llc	1942 Telegraph Ave	\$438,146,100	+\$10,766,100	+3%
002 -0096-003-00	Commercial	City Oakland Llc	988 Broadway	\$43,718,498	+\$10,672,658	+32%
012 -0982-004-03	Recreational	Hsre Mpcca Oakland Mob Llc	3901 Broadway	\$13,826,629	+\$10,279,678	+290%
009 -0685-019-01	Commercial	2740K Broadway Llc	2720 Broadway	\$13,260,000	+\$10,262,604	+342%
002 -0027-007-00	Commercial	601 City Center Llc	601 12Th St	\$264,813,252	+\$9,926,440	+4%
042 -4323-014-00	Commercial	Lao Family Community Development Inc	8484 Edes Ave	\$16,646,000	+\$9,914,559	+147%
041 -3908-015-00	Vacant	Prologis Exchange 6345 Coliseum Way Llc	6345 Coliseum Way	\$14,489,802	+\$9,804,702	+209%
041 -3902-016-03	Industrial	Mettler Toledo Rainin Llc	7500 Edgewater Dr	\$80,205,502	+\$9,377,014	+13%
008 -0624-026-01	Commercial	1504 Franklin Llc	1504 Franklin St	\$13,872,000	+\$9,301,982	+204%
003 -0039-003-00	Industrial	Taconic Asset Trust	2103 San Pablo Ave	\$11,394,109	+\$8,978,096	+372%
002 -0081-003-00	Institutional	American Indian Model Schools	171 12Th St	\$8,836,650	+\$8,663,382	+5,000%
018 -0465-019-00	Residential	250 Ninth Avenue Partners Llc	255 9Th Ave	\$128,649,915	+\$8,569,077	+7%
002 -0098-002-00	Commercial	Gc Oakland Hotel Llc	1011 Broadway	\$129,254,751	+\$8,445,427	+7%
044 -5076-003-01	Institutional	Light Keepers Llc	444 Hegenberger Rd	\$0	-\$9,418,076	-100%
008 -0674-038-00	Commercial	Lovi Robert J And Jeanne F Trust	427 25Th St	\$216,701	-\$9,625,371	-98%
009 -0699-023-01	Residential	Oak Hill Psh Lp	445 30Th St	\$0	-\$10,927,925	-100%
008 -0624-046-00	Institutional	Hbo Webster Street Llc	1515 Webster St 1	\$0	-\$11,667,987	-100%
038 -3196-001-02	Residential	Oakland Venture Lp	6311 Foothill Blvd	\$0	-\$12,110,294	-100%
008 -0751-006-00	Commercial	2401 Broadway Development Group Llc	2417 Broadway	\$26,257,404	-\$32,030,150	-55%
002 -0051-017-00	Commercial	1100 Broadway Owner Llc	1100 Broadway	\$144,209,179	-\$112,848,216	-44%

Data Source: Alameda County Assessor 2022/23 And 2023/24 Secured Tax Rolls

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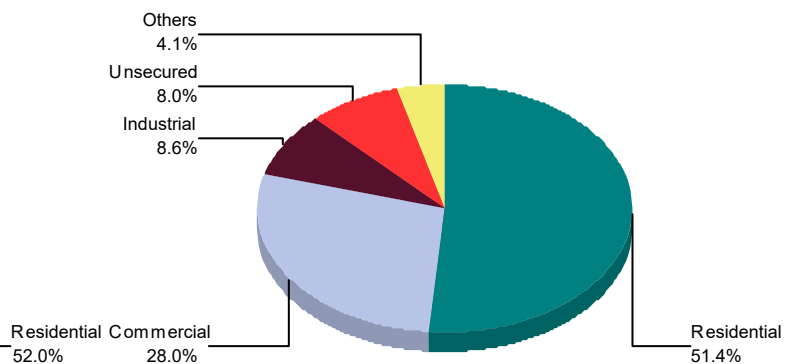
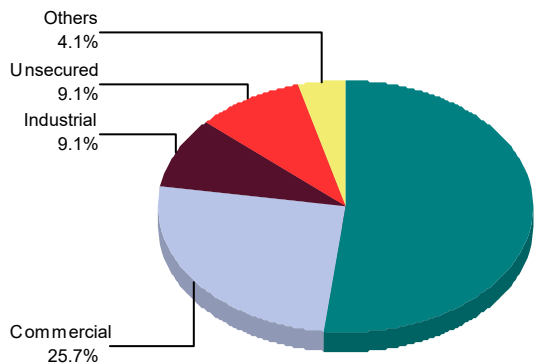
Prepared On 12/1/2023 By MV

**BASIC PROPERTY VALUE TABLE**

Category	Parcels	Net Taxable Value	Revenue
Residential	33,080	\$18,331,523,861 (52.0%)	\$175,523,492.07 (51.4%)
Commercial	3,426	\$9,052,388,747 (25.7%)	\$95,519,469.17 (28.0%)
Industrial	1,488	\$3,224,357,907 (9.1%)	\$29,268,664.77 (8.6%)
Vacant	1,487	\$1,273,206,429 (3.6%)	\$12,245,960.82 (3.6%)
Recreational	83	\$66,861,668 (0.2%)	\$666,799.40 (0.2%)
Institutional	346	\$111,624,750 (0.3%)	\$1,054,665.89 (0.3%)
Exempt	1,672	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[28]	\$11,348,080 (0.0%)	(\$84,267.24) (0.0%)
Unsecured	[5,801]	\$3,202,110,359 (9.1%)	\$27,409,032.38 (8.0%)
<b>TOTALS</b>	<b>41,582</b>	<b>\$35,273,421,801</b>	<b>\$341,603,817.27</b>

**Net Taxable Value**

**Revenue**

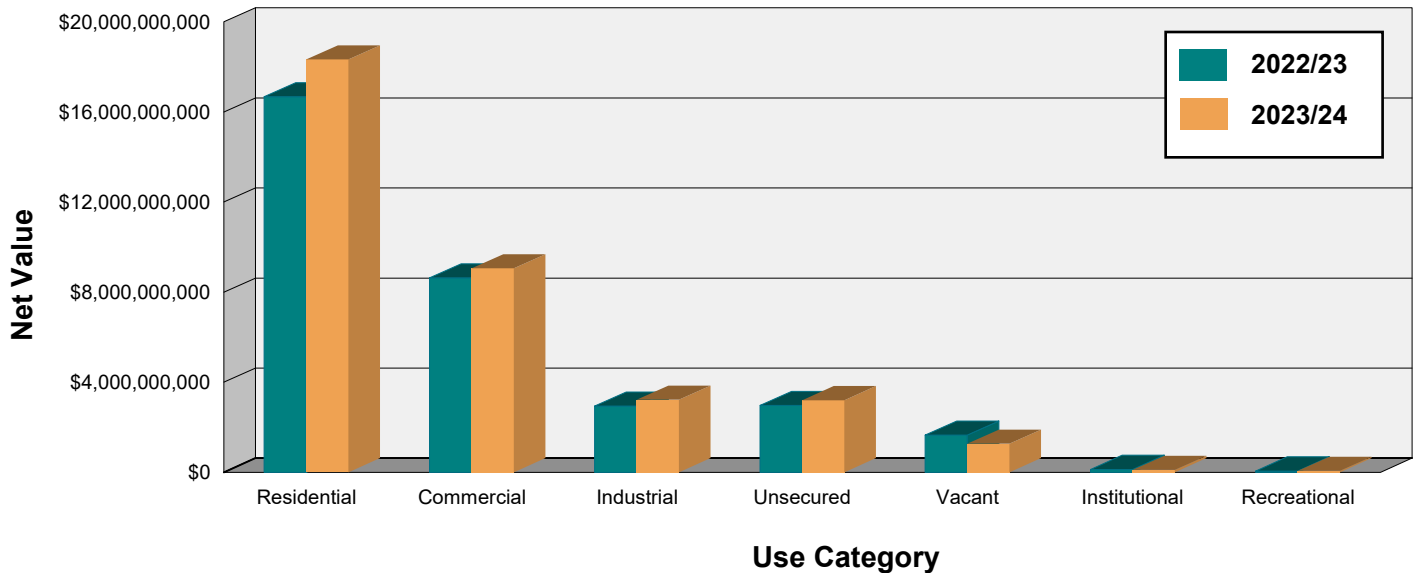


**2022/23 to 2023/24 Value Growth by Use Category**

Category	2022/23 Net Taxable Value		2023/24 Net Taxable Value			\$ Change	% Change
Residential	32,989	\$16,670,148,400	33,080	\$18,331,523,861	(52.0%)	\$1,661,375,461	10.0%
Commercial	3,417	\$8,630,886,551	3,426	\$9,052,388,747	(25.7%)	\$421,502,196	4.9%
Industrial	1,497	\$2,944,446,310	1,488	\$3,224,357,907	(9.1%)	\$279,911,597	9.5%
Unsecured	[6,095]	\$2,965,552,534	[5,801]	\$3,202,110,359	(9.1%)	\$236,557,825	8.0%
Vacant	1,476	\$1,650,266,265	1,487	\$1,273,206,429	(3.6%)	-\$377,059,836	-22.8%
Institutional	349	\$127,682,344	346	\$111,624,750	(0.3%)	-\$16,057,594	-12.6%
Recreational	84	\$57,012,373	83	\$66,861,668	(0.2%)	\$9,849,295	17.3%
SBE Nonunitary	[28]	\$11,419,720	[28]	\$11,348,080	(0.0%)	-\$71,640	-0.6%
Exempt	1,670	\$0	1,672	\$0	(0.0%)	\$0	0.0%
<b>TOTALS</b>	<b>41,482</b>	<b>\$33,057,414,497</b>	<b>41,582</b>	<b>\$35,273,421,801</b>	<b>(100.0%)</b>	<b>\$2,216,007,304</b>	<b>6.7%</b>

Numbers in blue are parcel/assessment counts

**Assessed Value by Major Use Category**





**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
BASE YEAR VALUE SUMMARY**

	Secured	Nonunitary Utilities	Unsecured
<b>Values</b>			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Uncategorized^	4,690,891,506	18,686,514	834,146,546
<b>Total Value</b>	<b>\$4,690,891,506</b>	<b>\$18,686,514</b>	<b>\$834,146,546</b>
<b>Exemptions</b>			
Real Estate	0	0	0
Personal Property	0	0	0
Fixtures	0	0	0
Aircraft	0	0	0
Homeowners*	0	0	0
<b>Total Exemptions*</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Net Value</b>	<b>\$4,690,891,506</b>	<b>\$18,686,514</b>	<b>\$834,146,546</b>

Combined Values	Total
Total Values	\$5,543,724,566
Total Exemptions	\$0
<b>Net Total Values</b>	<b>\$5,543,724,566</b>

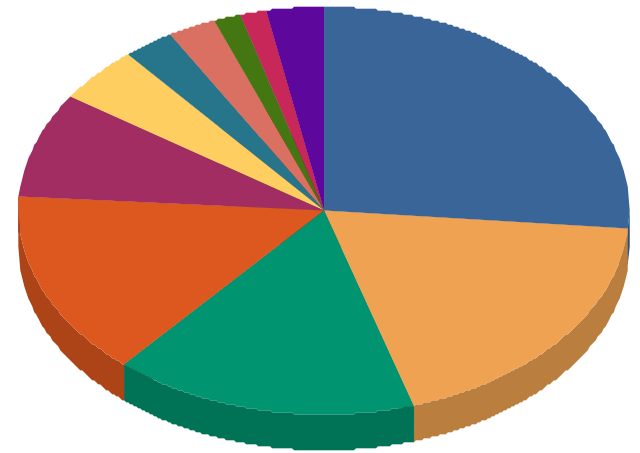
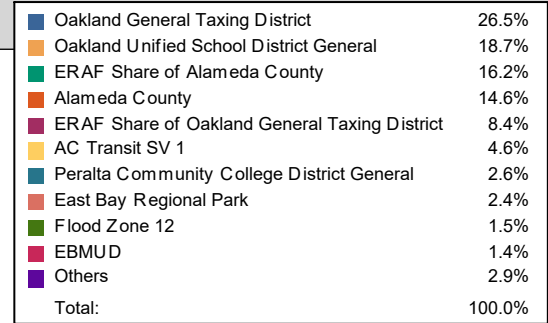
\* Homeowner Exemptions are not included in Total Exemptions

^ Category detail (Land, Improvements, etc.) was not provided by the County Auditor Controller

**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
2023/24 WEIGHTED AVERAGE SHARES**

**ATI Revenue by Agency for all TRAs within Selected Agency (Revenue Calculated as if RDAs no Longer Existed)**

Agency	Agency Description	Weighted Avg Share
9040	Oakland General Taxing District	26.471986%
3010	Oakland Unified School District General	18.668724%
1005-ERAF	ERAF Share of Alameda County	16.227132%
1005	Alameda County	14.634252%
9040-ERAF	ERAF Share of Oakland General Taxing District	8.373799%
7161	AC Transit SV 1	4.628599%
3004	Peralta Community College District General	2.641857%
7180	East Bay Regional Park	2.422182%
7113	Flood Zone 12	1.535650%
7205	EBMUD	1.449353%
7113-ERAF	ERAF Share of Flood Zone 12	0.877005%
7165	Bay Area Rapid Transit	0.543492%
7268	EBMUD Special District 1	0.517207%
7115	Bay Area Air Quality Management	0.185084%
9043	Vehicle Parking District #2	0.176769%
4010	School Institute Pupils	0.146678%
7070	County Flood Control	0.106374%
4012	CO SUPT School Service	0.091159%
7070-ERAF	ERAF Share of County Flood Control	0.078588%
7135	Mosquito Abatement	0.073193%
4013	CO SUPT School Capital	0.070241%
7135-ERAF	ERAF Share of Mosquito Abatement	0.050212%
4011	Juvenile Hall Education	0.030359%
3014	San Leandro Unified School District General	0.000085%
3003	Chabot-Las Positas Community College General	0.000019%
4015	School Development Center	0.000001%
4020	School Audio VIS CAP	0.000000%
		<b>100.000000%</b>



NOTES: The share calculations do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2023/24 Combined Tax Rolls

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**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
2023/24 TOP TEN PROPERTY TAXPAYERS  
Top Property Owners Based On Net Values**

Owner	Secured			Unsecured			Combined		Primary Use
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) SSA TERMINALS LLC				6	\$564,637,953	17.63%	<b>\$564,637,953</b>	<b>1.60%</b>	Unsecured
2) UPTOWN BROADWAY LLC (Pending Appeals On Parcels)	1	\$438,146,100	1.37%				<b>\$438,146,100</b>	<b>1.24%</b>	Commercial
3) CP VI FRANKLIN LLC (Pending Appeals On Parcels)	1	\$435,090,813	1.36%				<b>\$435,090,813</b>	<b>1.23%</b>	Residential
4) SOFXI WFO CENTER 21 OWNER LLC (Pending Appeals On Parcels)	2	\$378,508,784	1.18%				<b>\$378,508,784</b>	<b>1.07%</b>	Commercial
5) SFIII FOS 1111 BROADWAY HOLDING LLC	2	\$334,331,885	1.04%				<b>\$334,331,885</b>	<b>0.95%</b>	Commercial
6) LMV 1640 BROADWAY HOLDINGS LP (Pending Appeals On Parcels)	2	\$320,382,910	1.00%				<b>\$320,382,910</b>	<b>0.91%</b>	Residential
7) NASH HOLLAND 24TH AND HARRISON INVESTORS	6	\$273,572,129	0.85%				<b>\$273,572,129</b>	<b>0.78%</b>	Residential
8) KRE 1221 BROADWAY OWNER LLC (Pending Appeals On Parcels)	3	\$269,939,421	0.84%				<b>\$269,939,421</b>	<b>0.77%</b>	Commercial
9) KAISER (Pending Appeals On Parcels)	12	\$217,945,183	0.68%	18	\$51,986,300	1.62%	<b>\$269,931,483</b>	<b>0.77%</b>	Commercial
10) 601 CITY CENTER LLC	1	\$264,813,252	0.83%				<b>\$264,813,252</b>	<b>0.75%</b>	Commercial
<b>Top Ten Total</b>	30	\$2,932,730,477	9.14%	24	\$616,624,253	19.26%	<b>\$3,549,354,730</b>	<b>10.06%</b>	
<b>Agency Total</b>		\$32,071,311,442			\$3,202,110,359		<b>\$35,273,421,801</b>		
<b>Incremental Net AV Total</b>		\$27,361,733,422	10.72%		\$2,367,963,813	26.04%	<b>\$29,729,697,235</b>	<b>11.94%</b>	

Top Owners last edited on 9/6/23 by maheav using sales through 07/15/23 (Version r.1)

Data Source: Alameda County Assessor 2023/24 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 12/1/2023 By MV



**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
APPEALS HISTORY**

**Appeals History Listing - 2019 Through 10/05/2023 - In Appeal Number Order**

2019 Parcel Appeals							
	Appeal Count		Roll Total	Board Value	Change		
<b>2019 Totals</b>	29	Appeals Allowed	\$316,688,039	\$245,524,447	\$-71,163,592	Value Decline:	22.5%
	28	Appeals Denied	\$54,411,143				
	25	Appeals Pending	\$338,635,409				
	<b>82</b>	<b>Appeals</b>	<b>\$709,734,591</b>	<b>\$245,524,447</b>	<b>\$-71,163,592</b>		
2020 Parcel Appeals							
	Appeal Count		Roll Total	Board Value	Change		
<b>2020 Totals</b>	39	Appeals Allowed	\$384,602,645	\$332,497,244	\$-52,105,401	Value Decline:	13.5%
	49	Appeals Denied	\$307,946,417				
	56	Appeals Pending	\$850,000,008				
	<b>144</b>	<b>Appeals</b>	<b>\$1,542,549,070</b>	<b>\$332,497,244</b>	<b>\$-52,105,401</b>		
2021 Parcel Appeals							
	Appeal Count		Roll Total	Board Value	Change		
<b>2021 Totals</b>	56	Appeals Allowed	\$949,438,019	\$815,079,582	\$-134,358,437	Value Decline:	14.2%
	39	Appeals Denied	\$139,580,651				
	159	Appeals Pending	\$3,721,942,049				
	<b>254</b>	<b>Appeals</b>	<b>\$4,810,960,719</b>	<b>\$815,079,582</b>	<b>\$-134,358,437</b>		
2022 Parcel Appeals							
	Appeal Count		Roll Total	Board Value	Change		
<b>2022 Totals</b>	33	Appeals Allowed	\$224,991,323	\$197,415,194	\$-27,576,129	Value Decline:	12.3%
	45	Appeals Denied	\$769,641,115				
	231	Appeals Pending	\$6,589,986,685				
	<b>309</b>	<b>Appeals</b>	<b>\$7,584,619,123</b>	<b>\$197,415,194</b>	<b>\$-27,576,129</b>		



**THE CITY OF OAKLAND  
SUCCESSOR AGENCY  
APPEALS HISTORY**

Appeals History Listing - 2019 Through 10/05/2023 - In Appeal Number Order

2023 Parcel Appeals		Appeal Count	Roll Total	Board Value	Change
<b>2023 Totals</b>	4	Appeals Denied	\$52,159,054		
	110	Appeals Pending	\$1,556,838,789		
	<u>114</u>	<b>Appeals</b>	<u>\$1,608,997,843</u>	<u>\$0</u>	<u>\$0</u>
<b>OAKLAND, Successor Agency Listed Totals</b>					
157	Appeals Allowed		\$1,875,720,026	\$1,590,516,467	\$-285,203,559 Value Decline: 15.2%
165	Appeals Denied		\$1,323,738,380		
581	Appeals Pending		\$13,057,402,940		
<u>903</u>	<b>Appeals</b>		<u>\$16,256,861,346</u>	<u>\$1,590,516,467</u>	<u>\$-285,203,559</u>

Listing of redevelopment documents available through the archive in our Property Tax App: [proptax.hdccc.info](http://proptax.hdccc.info)

Document Title	Doc Date
<b>Acorn Redevelopment Project</b>	
Amended Redevelopment Plan-Acorn Project	1/15/64
Ordinance No. 12616 C.M.S.-Plan Amendment	7/20/04
<b>Broadway/McArthur/San Pablo RDA</b>	
Continuing Disclosure Certificate--Second Lien TABs, Series 2010-T--Federally Taxable Recovery Zone Economic Development Bonds-Direct Payment	11/12/10
Final Official Statement--Second Lien TABs, Series 2010-T--Federally Taxable Recovery Zone Economic Development Bonds-Direct Payment	11/2/10
<b>Central District Redevelopment Project Area</b>	
Central District Urban Renewal Plan	6/12/69
Ordinance No. 12348 C.M.S.-Adopting The 12th Amendment To The Plan	7/24/01
Ordinance No. 12570 C.M.S.-Plan Amendment	1/6/04
Ordinance No. 12617 C.M.S.-Plan Amendment	7/20/04
Ordinance No. 13109 CMS Central District SB211 10 Year Extension Amendment	4/3/12
Ordinance No. 13110 CMS Central SERAF Extension Amendment	4/3/12
Redevelopment Plan-Central District Urban Renewal Plan	8/3/82
<b>City of Oakland</b>	
Bond Purchase Agreement--Subordinate housing Set Aside Revenue Bonds, Series 2011A-T (Federally Taxable)--Oakland RDA	3/8/11
Continuing Disclosure Agreement--Subordinate TABs Series 2006T	11/21/06
Continuing Disclosure Certificate--Central City East, TABs Series 2006A-TE	12/30/99
Continuing Disclosure Certificate--Central District Project--Subordinate TABs--Series 2009T (Federally Taxable)	5/20/09
Continuing Disclosure Certificate--Central District Project--Subordinated TABs, Series 2003	1/9/03
Continuing Disclosure Certificate--Coliseum Area Project, TABs, Series 2006B-TE	10/12/06
Continuing Disclosure Certificate--Subordinate Housing Set Aside Revenue Bonds, Series 2011A-T (Federally Taxable)--Oakland RDA	3/8/11
Continuing Disclosure Certificate--Subordinate Housing Set Aside Revenue Refunding Bonds, Series 2006A and 2006A-T	4/4/06
Continuing Disclosure Certificate--TABs, Broadway/MacArthur/San Pablo Redevelopment Project, Series 2006C-T&E	10/12/06
DDA-17th Street Garage	8/26/04
Final Official Statement--Central City East, TABs Series 2006A-TE	9/28/06
Final Official Statement--Central District Project--Subordinate TABs, Series 2005	1/25/05
Final Official Statement--Central District Project--Subordinate TABs--Series 2009T (Federally Taxable)	5/20/09
Final Official Statement--Central District Project--Subordinated TABs, Series 2003	1/1/03
Final Official Statement--Central District Project--Subordinated TABs, Series 2003--BNY Western Trust Company	1/1/03
Final Official Statement--Coliseum Area Project, TABs, Series 2006B-TE	9/28/06
Final Official Statement--Coliseum Area Project--TABs, Series 2003	1/7/03
Final Official Statement--Subordinate Housing Set Aside Revenue Bonds, Series 2011A-T (Federally Taxable)--Oakland RDA	3/3/11
Final Official Statement--Subordinate Housing Set Aside Revenue Bonds--Series 2000T Federally Taxable	5/16/00
Final Official Statement--Subordinate Housing Set aside--Revenue Refunding Bonds Series 2006A--Revenue Bonds Series 2006A-T Federally Taxable	3/22/06
Final Official Statement--Subordinate TABs Series 2007T	11/9/06
Final Official Statement--Subordinated TARBs Series 1992A	7/9/92
Final Official Statement--Subordinate Housing Set Aside Revenue Refunding Bonds, Series 2007A and 2007A-T	3/22/06
Final Official Statement--TABs Series 2006C-TE	9/28/06

Document Title	Doc Date
<b>City of Oakland</b>	
First Supplemental Indenture of Trust--Central District Project--Subordinated TABs--Series 2009T (federally Taxable)	2/1/05
Indenture of Trust with First Supplemental--BNY Western Trust Company--Subordinate Housing Set Aside Revenue Bonds Including Series 2000T Federally Taxable	5/1/00
Indenture of Trust--Bank of New York Mellon Trust Company--Second Lien TABs, Series 2010-T--Federally Taxable Recovery Zone Economic Development Bonds-Direct Payment	11/1/10
Indenture of Trust--Central City East, TABs Series 2006A-TE	10/1/06
Indenture of Trust--Central District Project--Subordinated TABs--Series 2009T (federally Taxable)--BNY Western Trust Company	1/1/03
Indenture of Trust--Coliseum Area Project, TABs, Series 2006B-TE	10/1/06
Indenture of Trust--Subordinate Housing Set Aside Revenue Refunding Bonds, Series 2006A and 2006A-T	5/1/00
Indenture of Trust--Subordinate TABs Series 2007T	1/1/03
Indenture of Trust--TABs, Broadway/MacArthur/San Pablo Redevelopment Project, Series 2006C-T&E	10/1/06
List of Financing Participants--Central City East, TABs Series 2006A-TE	10/12/06
List of Financing Participants--Central District Project--Subordinated TABs, Series 2003	1/1/03
List of Financing Participants--Central District Project--Subordinated TABs--Series 2009T (federally Taxable)	5/20/09
List of Financing Participants--Coliseum Area Project, TABs, Series 2006B-TE	10/12/06
List of Financing Participants--Subordinate Housing Set Aside Revenue Bonds, Series 2011A-T (Federally Taxable)--Oakland RDA	3/8/11
List of Financing Participants--Subordinate Housing Set Aside Revenue Refunding Bonds Series 2006A and 2006A-T	4/4/06
List of Financing Participants--Subordinate TABs Series 2006T	11/21/06
List of Financing Participants--TABs, Broadway/MacArthur/San Pablo Redevelopment Project, Series 2006C-T&E	10/12/06
Ordinance No. 10820 CMS Establishing Limits Required by H&S Code 33333.4	12/16/86
Ordinance No. 10822 CMS Establishing Limits Required by H&S Code 33333.4	12/16/86
Ordinance No. 10823 CMS Establishing Limits Required by H&S Code 33333.4	12/16/86
Ordinance No. 10824 CMS Establishing Limits Required by H&S Code 33333.4	12/16/86
Ordinance No. 11760 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11761 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11762 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11763 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11764 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11765 Establishing and Amending Certain Limitations	12/20/94
Ordinance No. 11824 Adopting the Plan for the Coliseum Project	7/25/95
Ordinance No. 12001 CMS Adopting First Amendment to the Coliseum Plan	7/22/97
Ordinance No. 12065 C.M.S.-Adopting the Plan for the Oak Knoll Project	6/30/98
Ordinance No. 12778 O.M.S. Adopting the Second Amendment to Oak Knoll Plan and Merge Projects and Plan Changes	12/19/06
Redevelopment Plan-Oak Knoll Project	12/30/99
Resolution No. 98-34 C.M.S.-Approving The Plan For The Oak Knoll Project	6/30/98
Second Supplemental Indenture of Trust--Central District Project--Subordinated TABs--Series 2009T (federally Taxable)	11/1/06
Second Supplemental Indenture--Bank of New York Mellon Trust Companies--Subordinate Housing Set Aside Revenue Bonds, Series 2011A-T (Federally Taxable)	3/1/11
Third Supplemental Indenture of Trust--Central District Project--Subordinated TABs--Series 2009T (federally Taxable)	5/1/09
Verification Report--Coliseum Project--TABs 2006B-TE--TABs 2006B-T Federally Taxable	10/12/06
<b>Coliseum Redevelopment Project Area</b>	
Coliseum Project, Future Projects and Existing Conditions	8/10/92
Draft Analysis of the Financial Capacity-Coliseum Project	1/18/00
Legal Description-Oakland Coliseum Area	12/30/99
<b>Oak Center Redevelopment Project Area</b>	
Oak Center Urban Renewal Plan (Calif. R-49)	9/15/70
Ordinance No. 12618 C.M.S.-Plan Amendment	7/20/04

Document Title	Doc Date
<b>Stanford/Adeline Redevelopment Project Area</b>	
Ordinance No. 12619 C.M.S.-Plan Amendment	7/20/04
Redevelopment Plan (Calif. A-29-1)-Stanford/Adeline Project	4/10/73

# Oakland Redevelopment Successor Agency West Oakland Redevelopment Project

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	3,468,655	3,538,028	3,608,788	3,680,964	3,754,583	3,829,675
Personal Property (3)	<u>(13,900)</u>	<u>(13,900)</u>	<u>(13,900)</u>	<u>(13,900)</u>	<u>(13,900)</u>	<u>(13,900)</u>
<b>Total Projected Value</b>	<b>3,454,755</b>	<b>3,524,128</b>	<b>3,594,889</b>	<b>3,667,064</b>	<b>3,740,684</b>	<b>3,815,775</b>
<b>Taxable Value over Base</b>	<b>898,197</b>	<b>2,556,558</b>	<b>2,625,931</b>	<b>2,696,692</b>	<b>2,768,868</b>	<b>2,917,579</b>
Gross Tax Increment Revenue (4)	29,592	30,395	31,214	27,763	28,425	29,176
Unitary Tax Revenue (5)	<u>77</u>	<u>77</u>	<u>77</u>	<u>77</u>	<u>77</u>	<u>77</u>
<b>Gross Revenues</b>	<b>29,669</b>	<b>30,472</b>	<b>31,291</b>	<b>27,840</b>	<b>28,502</b>	<b>29,253</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	<u>(140)</u>	<u>(144)</u>	<u>(148)</u>	<u>(131)</u>	<u>(135)</u>	<u>(138)</u>
Housing Set Aside Debt Service (7)	<u>(460)</u>	<u>(462)</u>	<u>(463)</u>	<u>(454)</u>	<u>(459)</u>	<u>(262)</u>
<b>Pledged Tax Revenues</b>	<b>29,069</b>	<b>29,866</b>	<b>30,680</b>	<b>27,255</b>	<b>27,908</b>	<b>28,852</b>
<b>Tax Sharing:</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	<u>(5,934)</u>	<u>(6,094)</u>	<u>(6,258)</u>	<u>(5,568)</u>	<u>(5,700)</u>	<u>(5,851)</u>
AB 1290 Statutory Tax Sharing Tier 2 (8)	<u>(4,023)</u>	<u>(4,158)</u>	<u>(4,296)</u>	<u>(3,843)</u>	<u>(3,956)</u>	<u>(4,082)</u>
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenues</b>	<b><u>19,112</u></b>	<b><u>19,614</u></b>	<b><u>20,126</u></b>	<b><u>17,844</u></b>	<b><u>18,252</u></b>	<b><u>18,919</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing Housing Set-Aside secured debt.
- (8) All Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside. In addition, after year 10, Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside. After year 30, Taxing Entities also receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside. The City of Oakland is considered a taxing entity and may opt to receive its share of this statutory tax sharing amount.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

**Note: This report is not to be used in support of debt issuance without the written consent of HdL Coren and Cone.**

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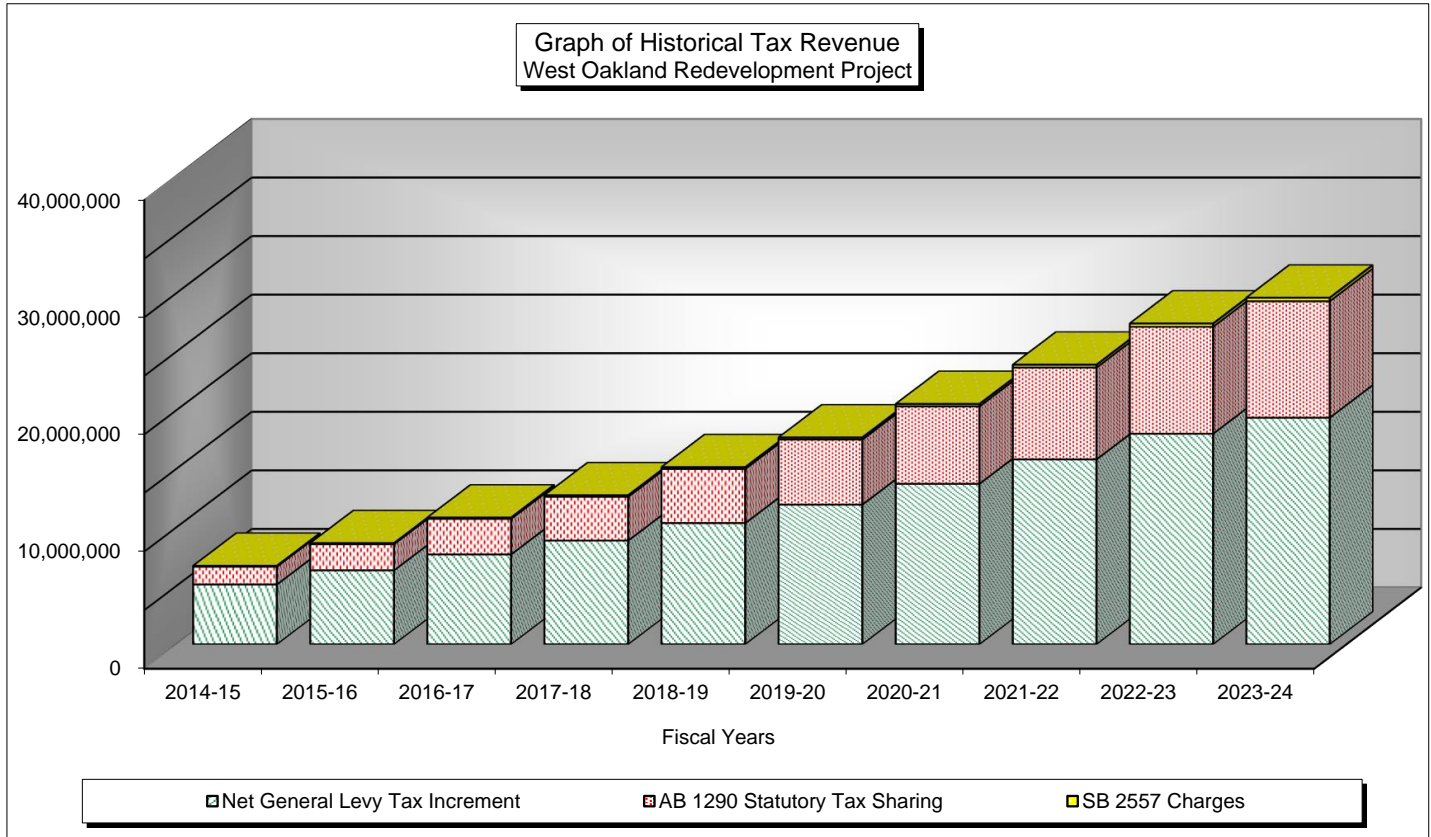
**Oakland Redevelopment Successor Agency  
West Oakland Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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# Oakland Redevelopment Successor Agency Central District Redevelopment Project

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	13,159,811	13,423,007	13,691,467	13,965,297	14,244,602	14,529,494
Personal Property (3)	<u>148,611</u>	<u>148,611</u>	<u>148,611</u>	<u>148,611</u>	<u>148,611</u>	<u>148,611</u>
<b>Total Projected Value</b>	<b>13,308,422</b>	<b>13,571,619</b>	<b>13,840,079</b>	<b>14,113,908</b>	<b>14,393,214</b>	<b>14,678,106</b>
<b>Taxable Value over Base</b>	<b>269,288</b>	<b>13,039,135</b>	<b>13,302,331</b>	<b>13,570,791</b>	<b>13,844,620</b>	<b>14,408,818</b>
Gross Tax Increment Revenue (4)	150,928	153,974	157,082	139,449	141,239	144,088
Unitary Tax Revenue (5)	<u>3,276</u>	<u>3,276</u>	<u>3,276</u>	<u>3,276</u>	<u>3,276</u>	<u>3,276</u>
<b>Gross Revenues</b>	<b>154,204</b>	<b>157,250</b>	<b>160,358</b>	<b>142,725</b>	<b>144,515</b>	<b>147,364</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(726)	(740)	(755)	(672)	(680)	(694)
Housing Set Aside Debt Service (7)	(2,389)	(2,383)	(2,375)	(2,325)	(2,325)	(1,322)
Rotunda Garage DDA (9)	0	0	0	0	0	0
Uptown Development DDA (9)	0	0	0	0	0	0
Project Area Series 2006-T Debt Service	0	0	0	0	0	0
Project Area Series 2009-T Debt Service	0	0	0	0	0	0
Project Area Series 2013-TE Debt Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Pledged Tax Revenues</b>	<b>151,089</b>	<b>154,127</b>	<b>157,228</b>	<b>139,728</b>	<b>141,509</b>	<b>145,349</b>
<b>Subordinate Obligations:</b>						
SB 211 Statutory Tax Sharing Tier 1 (8)	(24,326)	(24,936)	(25,557)	(22,791)	(23,186)	(23,756)
SB 211 Statutory Tax Sharing Tier 2 (8)	(17,123)	(17,635)	(18,157)	(16,263)	(16,616)	(17,094)
SB 211 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenue</b>	<b><u>109,639</u></b>	<b><u>111,556</u></b>	<b><u>113,514</u></b>	<b><u>100,673</u></b>	<b><u>101,708</u></b>	<b><u>104,499</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) The last date to incur new debt was established as January 1, 2004 by Ordinance No. 11762 CMS pursuant to the Law. This limit was eliminated pursuant to Ordinance No. 12570 CMS. The elimination of this limit triggers the initiation of statutory tax sharing payments. On January 1, 2004 the original Project Area time limit to incur new debt is exceeded. Beginning in fiscal year 2004-05 and using the 2003-04 Project Area value as the base level of value, Taxing Entities begin to receive their Tier 1 shares of 25% of total tax increment revenue net of Housing Set-Aside. The City is considered a taxing entity and may opt to receive its share of the first tier of this statutory tax sharing amount. In addition, beginning in the 11th year after the initiation of statutory tax sharing payments, Taxing Entities receive 21% of tax revenue on incremental value above the 10th year value net of Housing Set-Aside. Beginning in the 31st year after initiation of statutory tax sharing payments, Taxing Entities also receive 14% of tax revenue on incremental value above the 30th year value net of Housing Set-Aside.
- (9) The Agency has entered into two agreements that require it to make payments from tax increment revenue generated by the developments that are the subject of the agreements. The Rotunda Garage agreements requires payment of development revenues net of housing set-aside, tax sharing amounts and a prorated portion of the Agency's ERAF obligation. The Rotunda payments terminate after fiscal year 2015-16. The Uptown Development agreement requires payment of development revenues net of tax sharing amounts and a prorated portion of the Agency's ERAF obligation. The Uptown payments existed through 2019-20 and were subordinate to the payment of debt service on the Bonds. These payment obligations are subordinate to payment of debt service on bonds secured by revenue from the Central District Project and to Housing Bonds.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

**Note: This report is not to be used in support of debt issuance without the written consent of HdL Coren and Cone.**

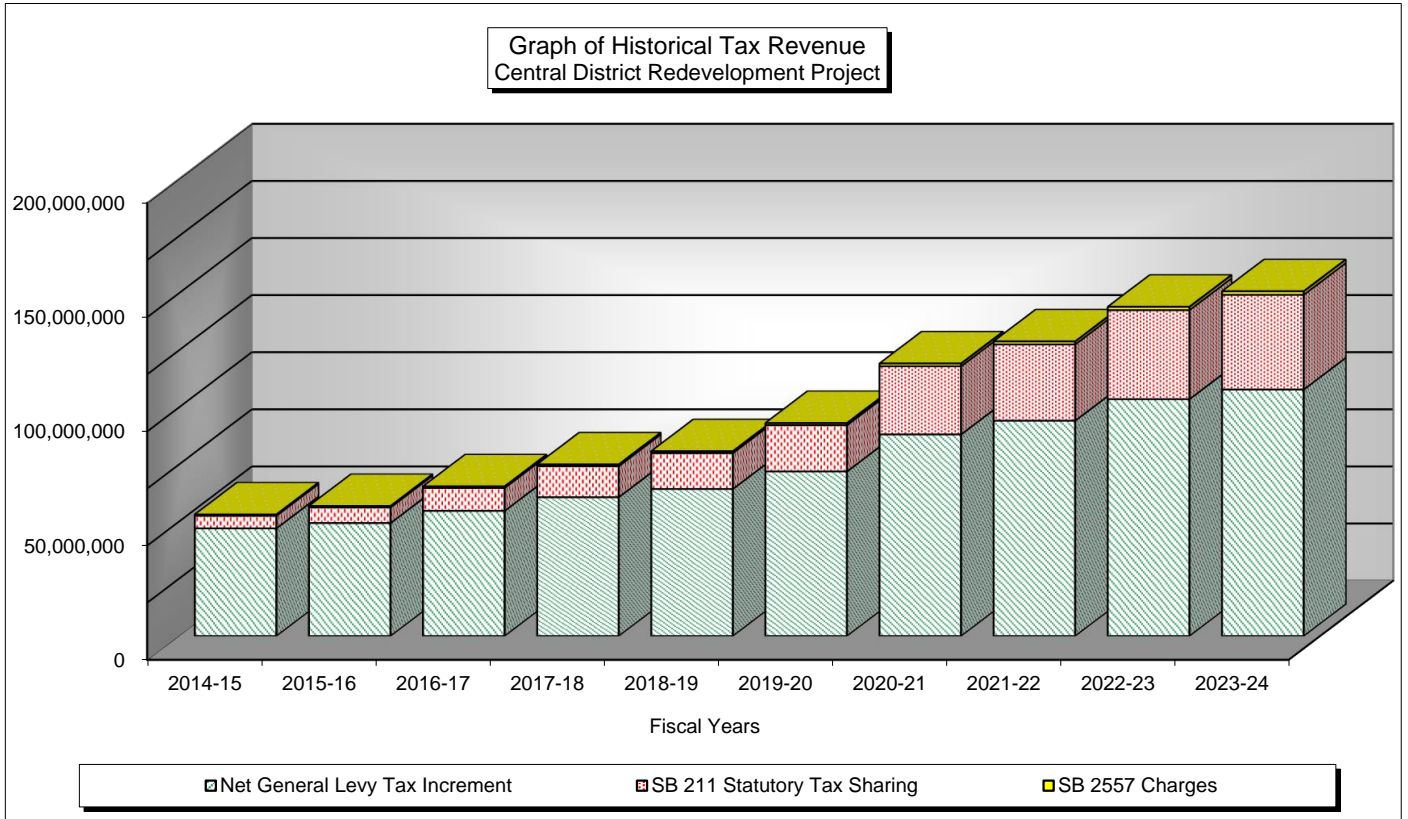
**Oakland Redevelopment Successor Agency  
Central District Redevelopment Project**

PRELIMINARY



**Graph of Historical Tax Revenue**

9/5/2023



Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.  
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**Oakland Redevelopment Successor Agency  
Central District 2002 Annex Redevelopment Project**

PRELIMINARY



**Projection of Incremental Taxable Value & Tax Increment Revenue**  
(000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	87,257	89,002	90,782	92,598	94,450	96,339
Personal Property (3)	<u>7,240</u>	<u>7,240</u>	<u>7,240</u>	<u>7,240</u>	<u>7,240</u>	<u>7,240</u>
<b>Total Projected Value</b>	<b>94,497</b>	<b>96,242</b>	<b>98,022</b>	<b>99,838</b>	<b>101,690</b>	<b>103,579</b>
<b>Taxable Value over Base</b>	<b>15,781</b>	<b>78,716</b>	<b>80,462</b>	<b>82,242</b>	<b>84,057</b>	<b>87,798</b>
Gross Tax Increment Revenue (4)	911	931	952	848	859	878
Unitary Tax Revenue (5)	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
<b>Gross Revenues</b>	<b>931</b>	<b>951</b>	<b>972</b>	<b>868</b>	<b>879</b>	<b>898</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(4)	(4)	(5)	(4)	(4)	(4)
Housing Set Aside Debt Service (7)	<u>(14)</u>	<u>(14)</u>	<u>(14)</u>	<u>(14)</u>	<u>(14)</u>	<u>(8)</u>
<b>Tax Revenue</b>	<b>912</b>	<b>932</b>	<b>953</b>	<b>849</b>	<b>861</b>	<b>885</b>
<b>Subordinate Tax Sharing:</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(186)	(190)	(194)	(174)	(176)	(180)
AB 1290 Statutory Tax Sharing Tier 2 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenue</b>	<b><u>726</u></b>	<b><u>742</u></b>	<b><u>758</u></b>	<b><u>676</u></b>	<b><u>685</u></b>	<b><u>706</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) All Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside. In addition, after year 10, Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside. After year 30, Taxing Entities also receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside. The City of Oakland is considered a taxing entity and may opt to receive its share of this statutory tax sharing amount.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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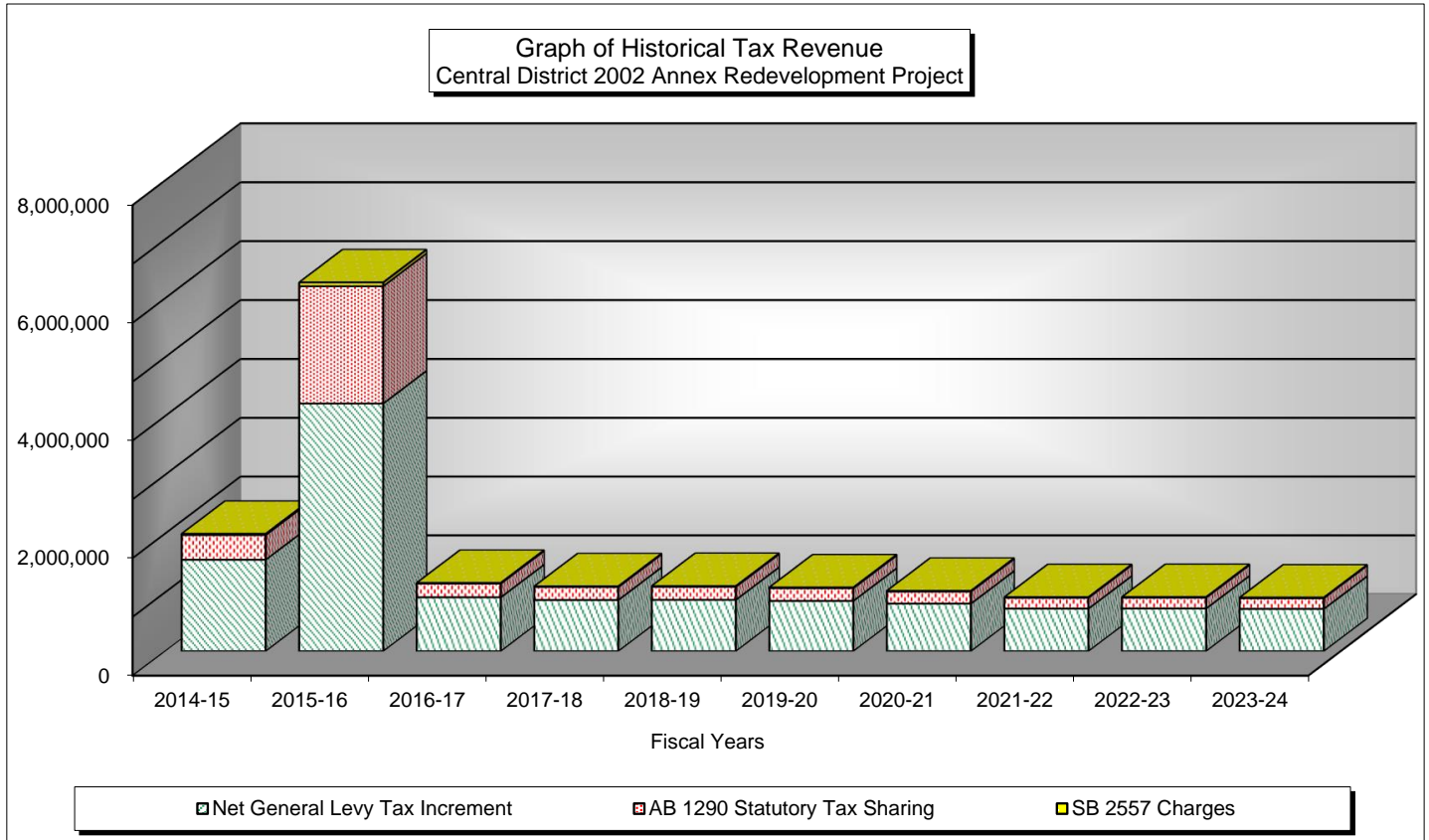
**Oakland Redevelopment Successor Agency  
Central District 2002 Annex Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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**Oakland Redevelopment Successor Agency  
Central District & 2002 Annex Combined**

**PRELIMINARY**



**Projection of Incremental Taxable Value & Tax Increment Revenue**  
(000's Omitted)

9/5/2023

<b>Taxable Values (1)</b>	<b><u>2023-24</u></b>	<b><u>2024-25</u></b>	<b><u>2025-26</u></b>	<b><u>2026-27</u></b>	<b><u>2027-28</u></b>	<b><u>2028-29</u></b>
Real Property (2)	13,247,068	13,512,009	13,782,249	14,057,894	14,339,052	14,625,833
Personal Property (3)	<u>155,852</u>	<u>155,852</u>	<u>155,852</u>	<u>155,852</u>	<u>155,852</u>	<u>155,852</u>
<b>Total Projected Value</b>	<b>13,402,919</b>	<b>13,667,861</b>	<b>13,938,101</b>	<b>14,213,746</b>	<b>14,494,904</b>	<b>14,781,685</b>
<b>Taxable Value over Base</b>	<b>285,068</b>	<b>13,117,851</b>	<b>13,382,793</b>	<b>13,653,033</b>	<b>13,928,678</b>	<b>14,496,617</b>
Gross Tax Increment Revenue (4)	151,839	154,906	158,034	140,297	142,098	144,966
Unitary Tax Revenue (5)	<u>3,296</u>	<u>3,296</u>	<u>3,296</u>	<u>3,296</u>	<u>3,296</u>	<u>3,296</u>
<b>Gross Revenues</b>	<b>155,135</b>	<b>158,201</b>	<b>161,329</b>	<b>143,593</b>	<b>145,394</b>	<b>148,262</b>
<b><u>LESS:</u></b>						
SB 2557 Admin. Fee (6)	(730)	(745)	(760)	(676)	(685)	(698)
Housing Set Aside Debt Service (7)	(2,403)	(2,398)	(2,389)	(2,339)	(2,340)	(1,330)
Rotunda Garage DDA (10)	0	0	0	0	0	0
Uptown Development DDA (10)	0	0	0	0	0	0
Project Area Series 2006-T Debt Service	0	0	0	0	0	0
Project Area Series 2009-T Debt Service	0	0	0	0	0	0
Project Area Series 2013-TE Debt Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Pledged Tax Revenues</b>	<b>152,001</b>	<b>155,059</b>	<b>158,181</b>	<b>140,577</b>	<b>142,370</b>	<b>146,234</b>
<b><u>Subordinate Obligations:</u></b>						
SB 211 Statutory Tax Sharing Tier 1 (8)	(24,326)	(24,936)	(25,557)	(22,791)	(23,186)	(23,756)
SB 211 Statutory Tax Sharing Tier 2 (8)	(17,123)	(17,635)	(18,157)	(16,263)	(16,616)	(17,094)
SB 211 Statutory Tax Sharing Tier 3 (8)	0	0	0	0	0	0
AB 1290 Statutory Tax Sharing Tier 1 (9)	(186)	(190)	(194)	(174)	(176)	(180)
AB 1290 Statutory Tax Sharing Tier 2 (9)	0	0	0	0	0	0
AB 1290 Statutory Tax Sharing Tier 3 (9)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenue</b>	<b><u>110,365</u></b>	<b><u>112,298</u></b>	<b><u>114,272</u></b>	<b><u>101,349</u></b>	<b><u>102,392</u></b>	<b><u>105,204</u></b>

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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\TI Projections\Oakland\23ti - Oakland

**Footnotes**

9/5/2023

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) Within Central District, the last date to incur new debt was established as January 1, 2004 by Ordinance No. 11762 CMS pursuant to the Law. This limit was eliminated pursuant to Ordinance No. 12570 CMS. The elimination of this limit triggers the initiation of statutory tax sharing payments. Beginning in fiscal year 2004-05 and using the 2003-04 Project Area value as the base level of value, Taxing Entities began to receive their shares of 25% of total tax increment revenue net of Housing Set-Aside. The City is a taxing entity and may opt to receive its share of the first tier of this pass through amount. In addition, beginning in the 11th year after the initiation of statutory tax sharing payments, Taxing Entities receive 21% of tax revenue on incremental value above the 10th year value net of Housing Set-Aside. Beginning in the 31st year after initiation of statutory tax sharing payments, Taxing Entities also receive 14% of tax revenue on incremental value above the 30th year value net of Housing Set-Aside.
- (9) Within the Central District 2002 Annex, all Taxing Entities receive their shares of 25% of total tax increment revenue net of housing set aside. In addition, after year 10 the Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside. After year 30, Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside. The City of Oakland is a taxing entity and may elect to receive its share of the Tier 1 tax sharing amount.
- (10) Within Central District, the Agency has entered into two agreements that require it to make payments from tax increment revenue generated by the developments that are the subject of the agreements. The Rotunda Garage agreements requires payment of development revenues net of Housing Set-Aside, tax sharing amounts and a prorated portion of the Agency's ERAF obligation. The Rotunda payments terminate after fiscal year 2015-16. The Uptown Development agreement requires payment of development revenues net of tax sharing amounts and a prorated portion of the Agency's ERAF obligation. The Uptown payments continue through 2019-20 and are subordinate to the payment of debt service on the Bonds. These payment obligations are subordinate to the payment of debt service on bonds secured by Central District Project revenues and to bonds secured by Housing Set-Aside.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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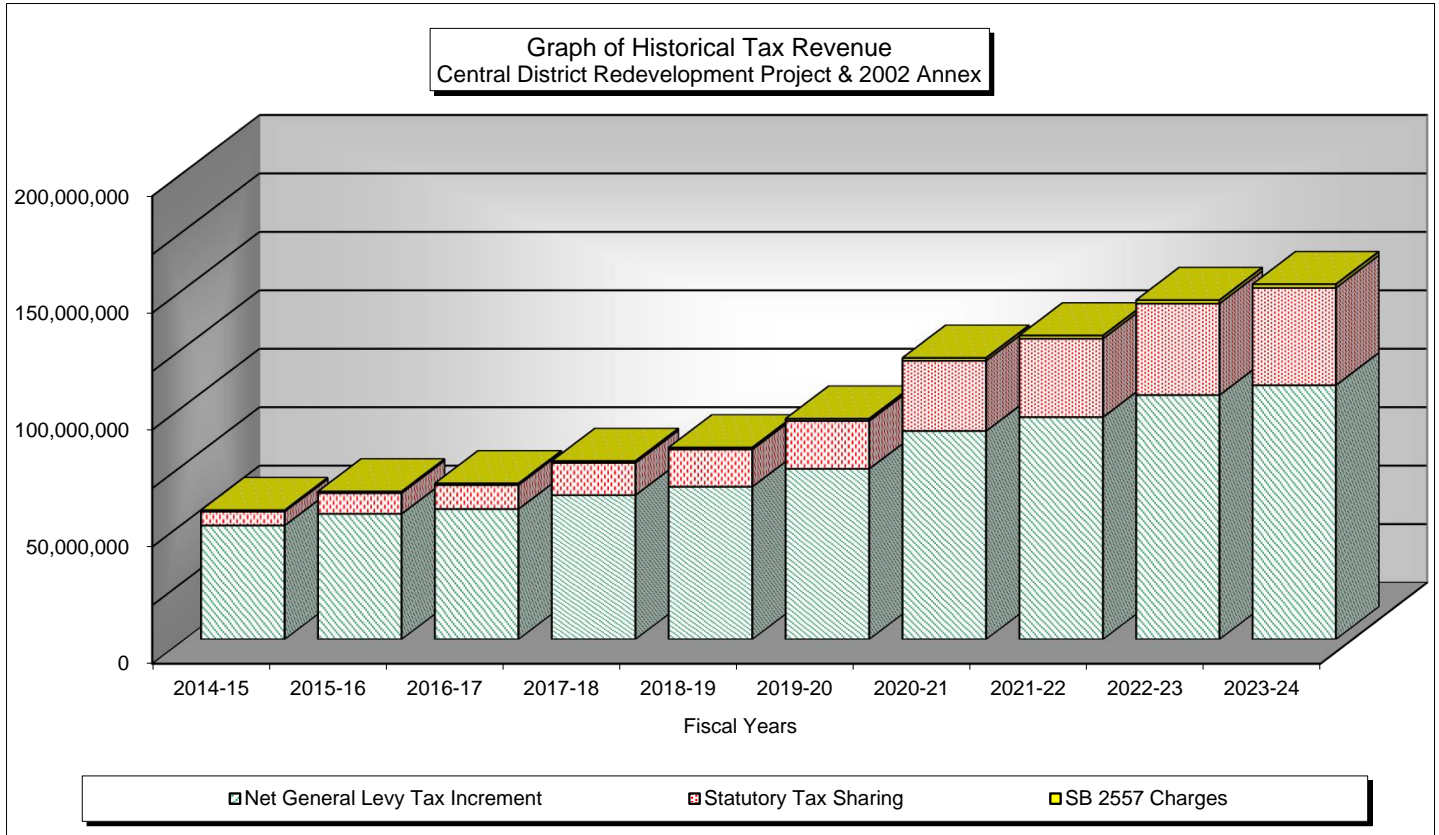
**Oakland Redevelopment Successor Agency  
Central District & 2002 Annex Combined**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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# Oakland Redevelopment Successor Agency Coliseum Redevelopment Project

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue

9/5/2023

(000's Omitted)

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	5,942,799	6,061,655	6,182,888	6,306,545	6,432,676	6,561,330
Personal Property (3)	<u>352,958</u>	<u>352,958</u>	<u>352,958</u>	<u>352,958</u>	<u>352,958</u>	<u>352,958</u>
<b>Total Projected Value</b>	<b><u>6,295,756</u></b>	<b><u>6,414,612</u></b>	<b><u>6,535,845</u></b>	<b><u>6,659,503</u></b>	<b><u>6,785,634</u></b>	<b><u>6,914,287</u></b>
<b>Taxable Value over Base</b>	<b>1,509,131</b>	<b>4,786,625</b>	<b>4,905,481</b>	<b>5,026,715</b>	<b>5,150,372</b>	<b>5,405,157</b>
Gross Tax Increment Revenue (4)	55,405	56,781	58,184	52,519	52,765	54,052
Unitary Tax Revenue (5)	<u>227</u>	<u>227</u>	<u>227</u>	<u>227</u>	<u>227</u>	<u>227</u>
<b>Gross Revenues</b>	<b><u>55,632</u></b>	<b><u>57,007</u></b>	<b><u>58,411</u></b>	<b><u>52,745</u></b>	<b><u>52,992</u></b>	<b><u>54,278</u></b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(263)	(269)	(276)	(249)	(250)	(256)
Housing Set Aside Debt Service (7)	(981)	(984)	(985)	(976)	(971)	(554)
Project Area Series 2006B-TE Debt Service	(1,577)	(1,582)	(1,579)	(1,584)	(1,581)	(1,585)
Project Area Series 2006B-T Debt Service	<u>(5,072)</u>	<u>(5,070)</u>	<u>(5,070)</u>	<u>(5,066)</u>	<u>(5,069)</u>	<u>(5,063)</u>
<b>Pledged Tax Revenues</b>	<b>47,739</b>	<b>49,103</b>	<b>50,502</b>	<b>44,870</b>	<b>45,121</b>	<b>46,820</b>
<u>Subordinate Payments</u>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(11,126)	(11,401)	(11,682)	(10,549)	(10,598)	(10,856)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(6,344)	(6,575)	(6,810)	(6,212)	(6,303)	(6,520)
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>(7,606)</u>	<u>(7,600)</u>	<u>(7,744)</u>
<b>Net Tax Revenues</b>	<b><u>30,269</u></b>	<b><u>31,127</u></b>	<b><u>32,009</u></b>	<b><u>20,504</u></b>	<b><u>20,619</u></b>	<b><u>21,701</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) Pursuant to H & S Code Section 33607.5, Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside (Tier 1). In addition, after year 10 Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside (Tier 2). After year 30 Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside (Tier 3). The City of Oakland is considered a taxing entity and has elected to receive its share of this statutory tax sharing amount. These tax sharing payments are subordinate to payment of debt service on the Bonds.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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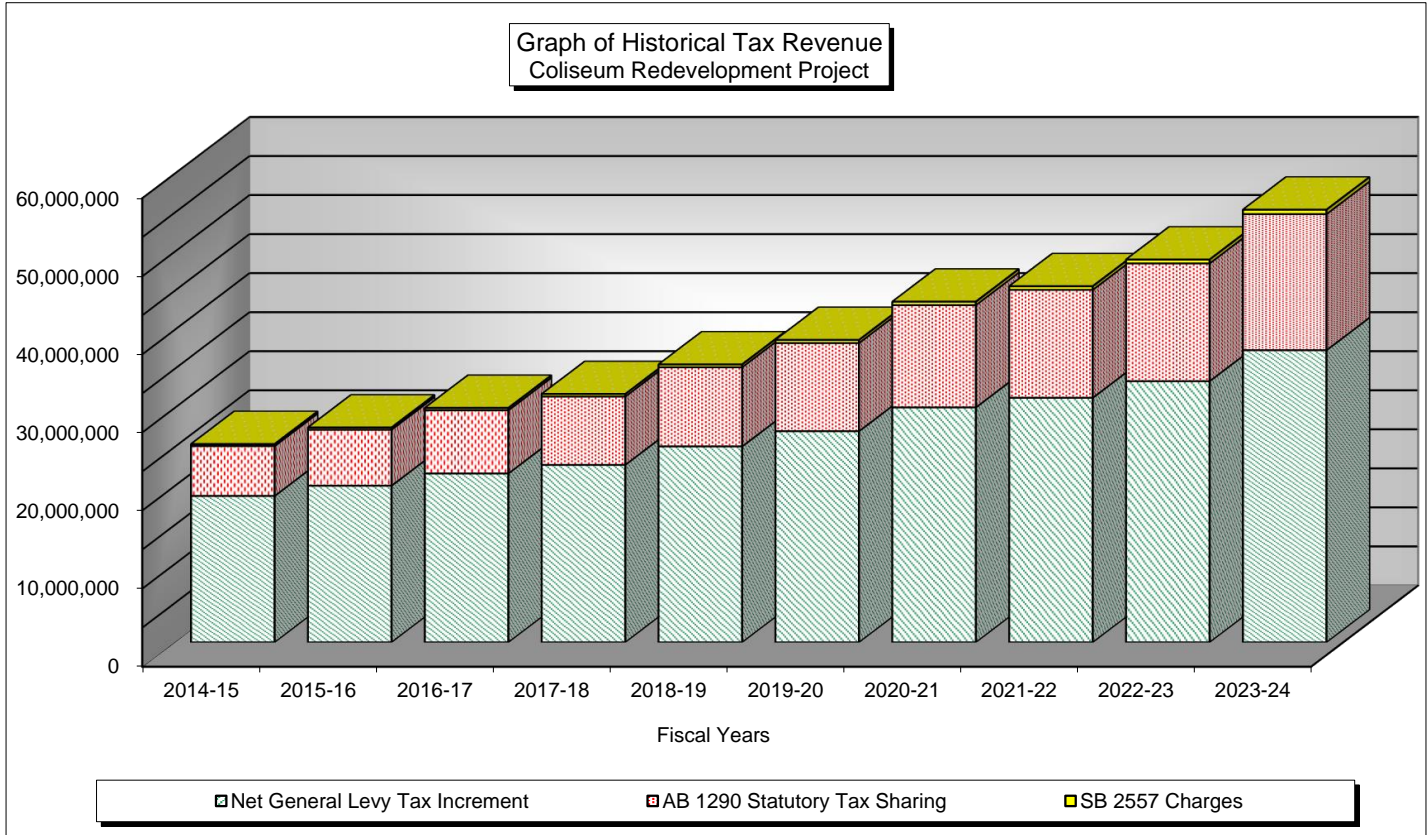
**Oakland Redevelopment Successor Agency  
Coliseum Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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**Oakland Redevelopment Successor Agency  
Coliseum Redevelopment Project - 1998 Annex**

PRELIMINARY



**Projection of Incremental Taxable Value & Tax Increment Revenue**

9/5/2023

(000's Omitted)

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	809,180	825,364	841,871	858,709	875,883	893,400
Personal Property (3)	18,685	18,685	18,685	18,685	18,685	18,685
<b>Total Projected Value</b>	<b>827,865</b>	<b>844,048</b>	<b>860,556</b>	<b>877,393</b>	<b>894,567</b>	<b>912,085</b>
<b>Taxable Value over Base</b>	<b>164,391</b>	<b>663,474</b>	<b>679,658</b>	<b>696,165</b>	<b>713,002</b>	<b>747,694</b>
Gross Tax Increment Revenue (4)	7,680	7,867	8,058	7,164	7,302	7,477
Unitary Tax Revenue (5)	28	28	28	28	28	28
<b>Gross Revenues</b>	<b>7,708</b>	<b>7,895</b>	<b>8,086</b>	<b>7,192</b>	<b>7,330</b>	<b>7,505</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(36)	(37)	(38)	(34)	(35)	(35)
Housing Set Aside Requirement (7)	0	0	0	0	0	0
<b>Tax Revenues</b>	<b>7,671</b>	<b>7,858</b>	<b>8,048</b>	<b>7,158</b>	<b>7,295</b>	<b>7,469</b>
<u>Subordinate Payments</u>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(1,542)	(1,579)	(1,617)	(1,438)	(1,466)	(1,501)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(663)	(694)	(726)	(659)	(685)	(714)
AB 1290 Statutory Tax Sharing Tier 3 (8)	0	0	0	0	0	(20)
<b>Net Tax Revenues</b>	<b>5,467</b>	<b>5,585</b>	<b>5,704</b>	<b>5,061</b>	<b>5,145</b>	<b>5,235</b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debts secured by Housing Set-Aside funds will hereafter be secured by tax revenues allocable to the Successor Agency.
- (8) Pursuant to H & S Code Section 33607.5, Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside (Tier 1). In addition, after year 10 Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside (Tier 2). After year 30 Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside (Tier 3). The City of Oakland is considered a taxing entity and has elected to receive its share of this statutory tax sharing amount. These tax sharing payments are subordinate to payment of debt service on the Bonds.

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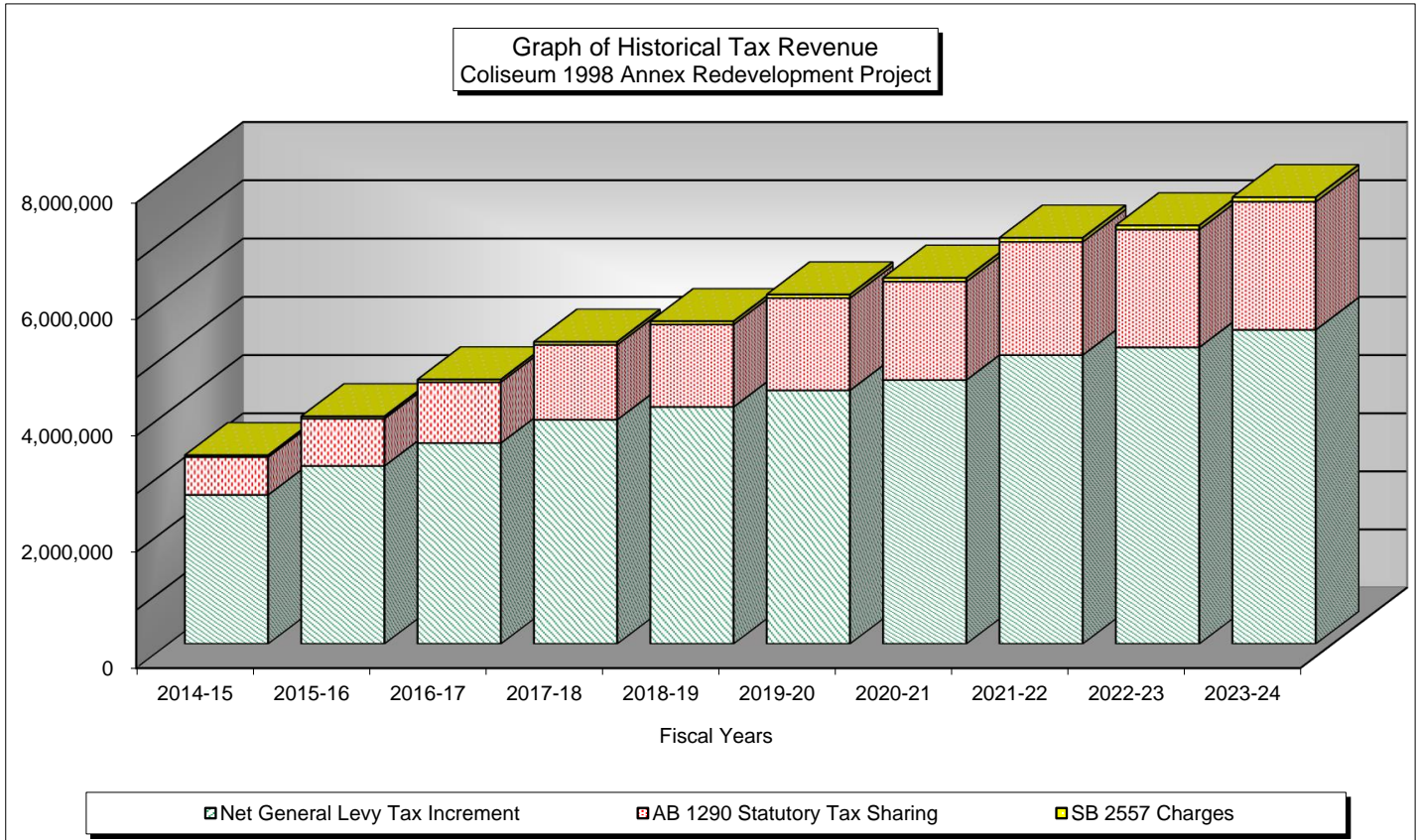
**Oakland Redevelopment Successor Agency  
Coliseum Redevelopment Project - 1998 Annex**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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# Oakland Redevelopment Successor Agency Coliseum and 1998 Annex Combined

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	6,751,979	6,887,018	7,024,759	7,165,254	7,308,559	7,454,730
Personal Property (3)	<u>371,642</u>	<u>371,642</u>	<u>371,642</u>	<u>371,642</u>	<u>371,642</u>	<u>371,642</u>
<b>Total Projected Value</b>	<b>7,123,621</b>	<b>7,258,661</b>	<b>7,396,401</b>	<b>7,536,896</b>	<b>7,680,201</b>	<b>7,826,372</b>
<b>Taxable Value over Base</b>	<b>1,673,521</b>	<b>5,450,100</b>	<b>5,585,139</b>	<b>5,722,880</b>	<b>5,863,375</b>	<b>6,152,851</b>
Gross Tax Increment Revenue (4)	63,085	64,648	66,242	59,682	60,067	61,529
Unitary Tax Revenue (5)	<u>254</u>	<u>254</u>	<u>254</u>	<u>254</u>	<u>254</u>	<u>254</u>
<b>Gross Revenues</b>	<b>63,339</b>	<b>64,902</b>	<b>66,497</b>	<b>59,937</b>	<b>60,321</b>	<b>61,783</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(299)	(307)	(314)	(283)	(285)	(292)
Housing Set Aside Debt Service (7)	(981)	(984)	(985)	(976)	(971)	(554)
Project Area Series 2006B-TE Debt Service	(1,577)	(1,582)	(1,579)	(1,584)	(1,581)	(1,585)
Project Area Series 2006B-T Debt Service	<u>(5,072)</u>	<u>(5,070)</u>	<u>(5,070)</u>	<u>(5,066)</u>	<u>(5,069)</u>	<u>(5,063)</u>
<b>Pledged Tax Revenues</b>	<b>55,410</b>	<b>56,961</b>	<b>58,550</b>	<b>52,027</b>	<b>52,416</b>	<b>54,289</b>
<b>Subordinate Payments</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(12,668)	(12,980)	(13,299)	(11,987)	(12,064)	(12,357)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(7,006)	(7,269)	(7,537)	(6,870)	(6,988)	(7,234)
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>(7,606)</u>	<u>(7,600)</u>	<u>(7,764)</u>
<b>Net Tax Revenues</b>	<b><u>35,736</u></b>	<b><u>36,711</u></b>	<b><u>37,714</u></b>	<b><u>25,564</u></b>	<b><u>25,764</u></b>	<b><u>26,935</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
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Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) Pursuant to H & S Code Section 33607.5 Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside (Tier 1). In addition, after year 10 Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside (Tier 2). After year 30 Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside (Tier 3). The City of Oakland is considered a taxing entity and has elected to receive its share of this statutory tax sharing amount. These tax sharing payments are subordinate to payment of debt service on the Bonds.

Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

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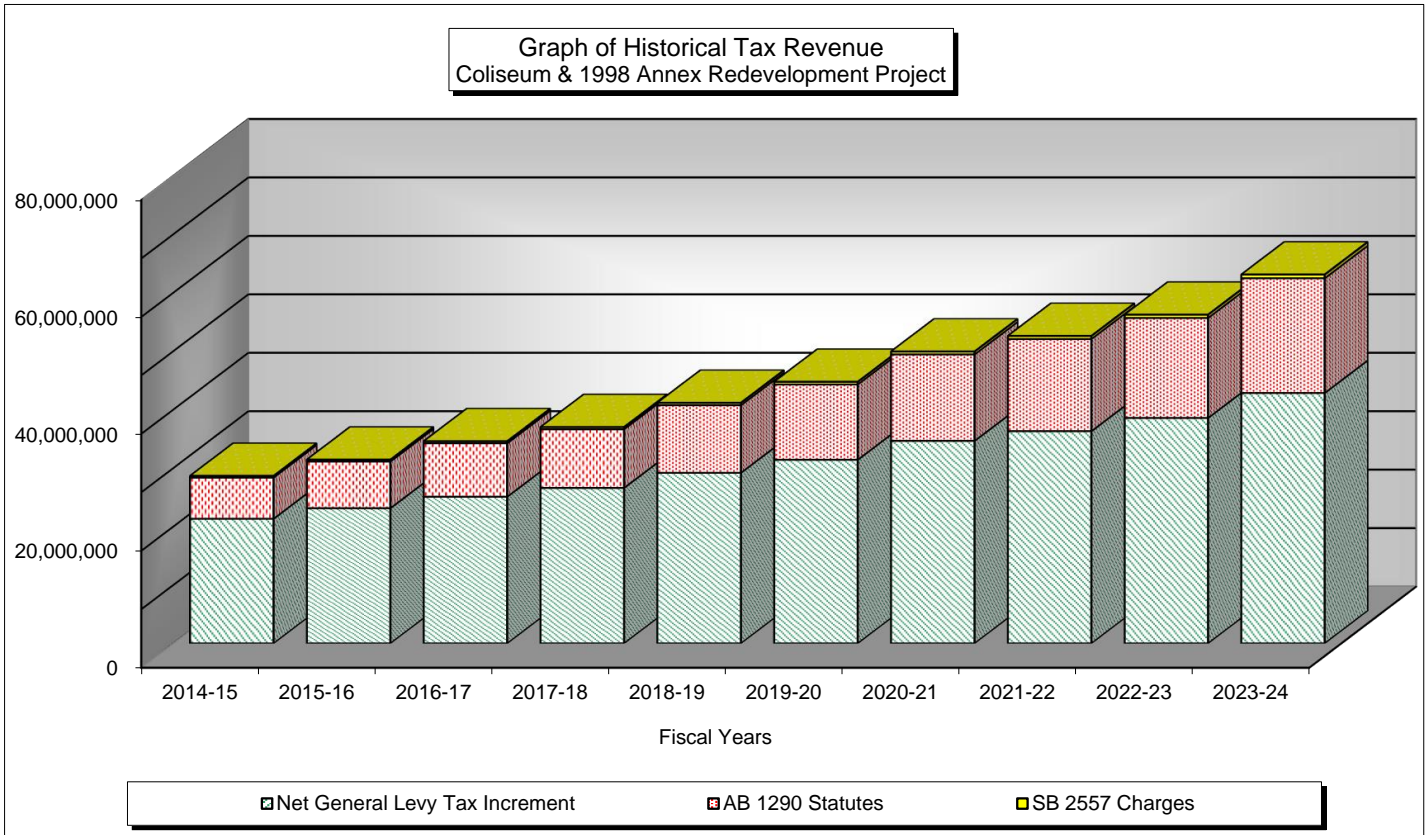
**Oakland Redevelopment Successor Agency  
Coliseum and 1998 Annex Combined**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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# Oakland Redevelopment Successor Agency Oakland Army Base Redevelopment Project

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue

9/5/2023

(000's Omitted)

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	1,541,637	1,572,469	1,603,919	1,635,997	1,668,717	1,702,091
Personal Property (3)	<u>237,260</u>	<u>237,260</u>	<u>237,260</u>	<u>237,260</u>	<u>237,260</u>	<u>237,260</u>
<b>Total Projected Value</b>	<b>1,778,897</b>	<b>1,809,730</b>	<b>1,841,179</b>	<b>1,873,257</b>	<b>1,905,977</b>	<b>1,939,352</b>
<b>Taxable Value over Base</b>	<b>361,415</b>	<b>1,417,482</b>	<b>1,448,315</b>	<b>1,479,764</b>	<b>1,511,843</b>	<b>1,577,937</b>
Gross Tax Increment Revenue (4)	16,407	16,764	17,128	16,713	15,446	15,779
Unitary Tax Revenue (5)	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>
<b>Gross Revenues</b>	<b>16,458</b>	<b>16,814</b>	<b>17,178</b>	<b>16,763</b>	<b>15,496</b>	<b>15,830</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(78)	(79)	(81)	(79)	(73)	(75)
Housing Set Aside Debt Service (7)	<u>(255)</u>	<u>(255)</u>	<u>(254)</u>	<u>(273)</u>	<u>(249)</u>	<u>(142)</u>
<b>Pledged Tax Revenues</b>	<b>16,125</b>	<b>16,480</b>	<b>16,843</b>	<b>16,411</b>	<b>15,173</b>	<b>15,613</b>
<b>Subordinate Payments</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(3,292)	(3,363)	(3,436)	(3,353)	(3,099)	(3,166)
AB 1290 Statutory Tax Sharing Tier 2 (8)	<u>(1,238)</u>	<u>(1,298)</u>	<u>(1,359)</u>	<u>(1,358)</u>	<u>(1,283)</u>	<u>(1,339)</u>
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenues</b>	<b><u>11,595</u></b>	<b><u>11,819</u></b>	<b><u>12,048</u></b>	<b><u>11,701</u></b>	<b><u>10,791</u></b>	<b><u>11,108</u></b>

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Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Project Area's proportionate share of debt service on existing housing set-aside secured debt.
- (8) All Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside. In addition, after year 10, Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside. After year 30, Taxing Entities also receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside. The City of Oakland is considered a taxing entity and may opt to receive its share of this statutory tax sharing amount.

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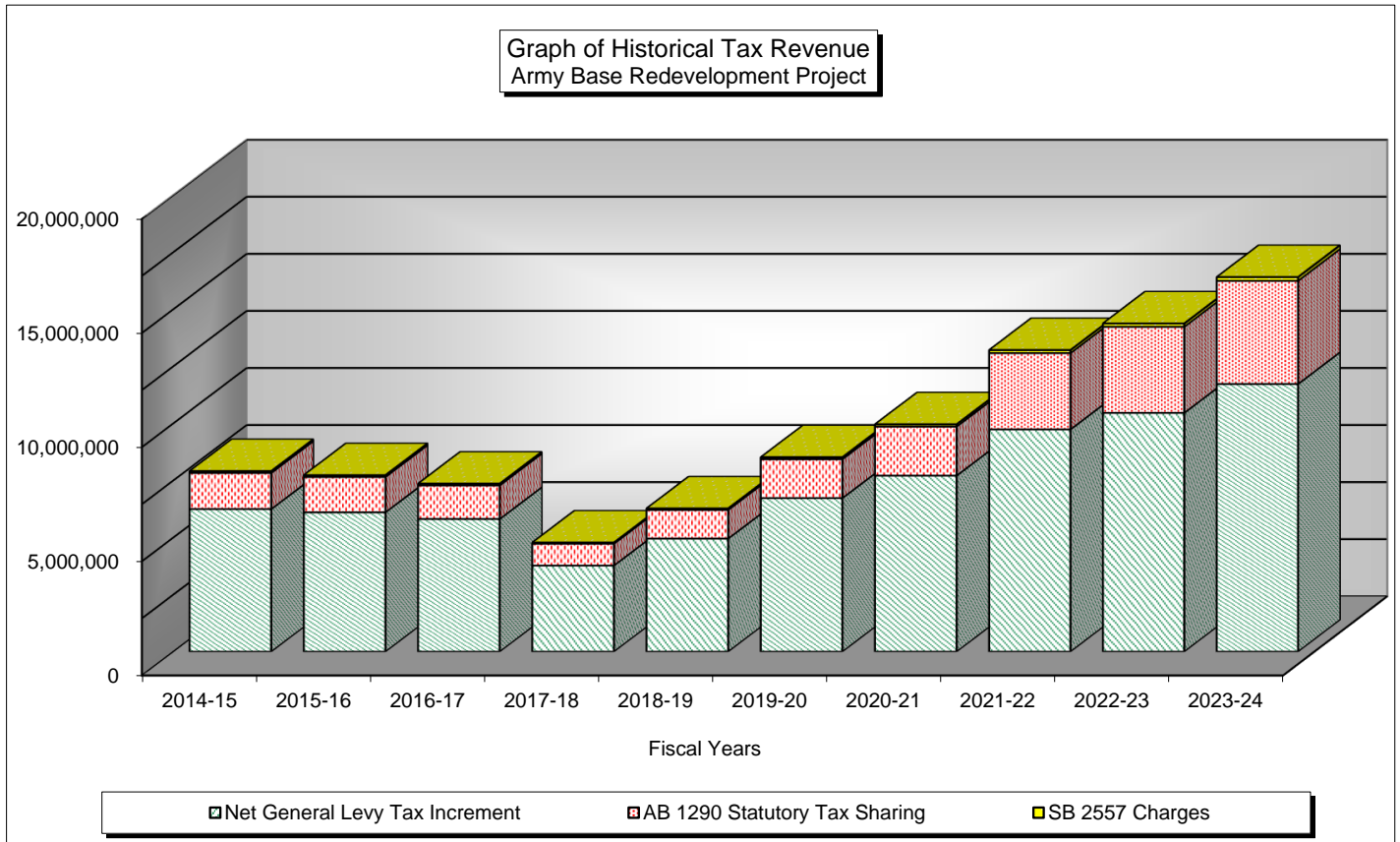
**Oakland Redevelopment Successor Agency  
Oakland Army Base Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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\\TI Projections\Oakland\23ti - Oakland

**Oakland Redevelopment Successor Agency  
Broadway/MacArthur/San Pablo Redevelopment Project**

PRELIMINARY



**Projection of Incremental Taxable Value & Tax Increment Revenue**  
(000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	2,743,526	2,798,396	2,854,364	2,911,451	2,969,680	3,029,074
Personal Property (3)	<u>(18,358)</u>	<u>(18,358)</u>	<u>(18,358)</u>	<u>(18,358)</u>	<u>(18,358)</u>	<u>(18,358)</u>
<b>Total Projected Value</b>	<b>2,725,167</b>	<b>2,780,038</b>	<b>2,836,006</b>	<b>2,893,093</b>	<b>2,951,322</b>	<b>3,010,716</b>
<b>Taxable Value over Base</b>	<b>362,436</b>	<b>2,362,732</b>	<b>2,417,602</b>	<b>2,473,570</b>	<b>2,530,658</b>	<b>2,648,280</b>
Gross Tax Increment Revenue (4)	27,349	27,984	28,632	25,400	25,889	26,483
Unitary Tax Revenue (5)	<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>
<b>Gross Revenues</b>	<b>27,423</b>	<b>28,058</b>	<b>28,706</b>	<b>25,474</b>	<b>25,964</b>	<b>26,558</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(130)	(133)	(136)	(120)	(123)	(125)
Housing Set Aside Debt Service (7)	(425)	(425)	(425)	(415)	(418)	(238)
Project Area Series 2006C-TE Debt Service	0	0	0	0	0	0
Project Area 2006C-T Debt Service	(915)	(912)	(913)	(916)	(912)	(917)
Project Area Series 2010-T Debt Service	(569)	(569)	(563)	(557)	(562)	(555)
<b>Pledged Tax Revenues</b>	<b>25,384</b>	<b>26,019</b>	<b>26,670</b>	<b>23,466</b>	<b>23,949</b>	<b>24,722</b>
<b>Subordinate Payments</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(5,485)	(5,612)	(5,741)	(5,095)	(5,193)	(5,312)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(3,780)	(3,887)	(3,996)	(3,561)	(3,646)	(3,746)
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenues</b>	<b><u>16,119</u></b>	<b><u>16,521</u></b>	<b><u>16,932</u></b>	<b><u>14,809</u></b>	<b><u>15,110</u></b>	<b><u>15,665</u></b>

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- (8) Pursuant to H & S Code Section 33607.5 Taxing Entities receive their shares of 25% of total tax increment revenue net of Housing Set-Aside (Tier 1). In addition, after year 10 Taxing Entities receive 21% of tax revenue on incremental value above the year 10 value net of Housing Set-Aside (Tier 2). After year 30 Taxing Entities receive 14% of tax revenue on incremental value above the year 30 value net of Housing Set-Aside (Tier 3). The City of Oakland is considered a taxing entity and has elected to receive its share of this statutory tax sharing amount. These tax sharing payments are subordinate to payment of debt service on the Bonds.

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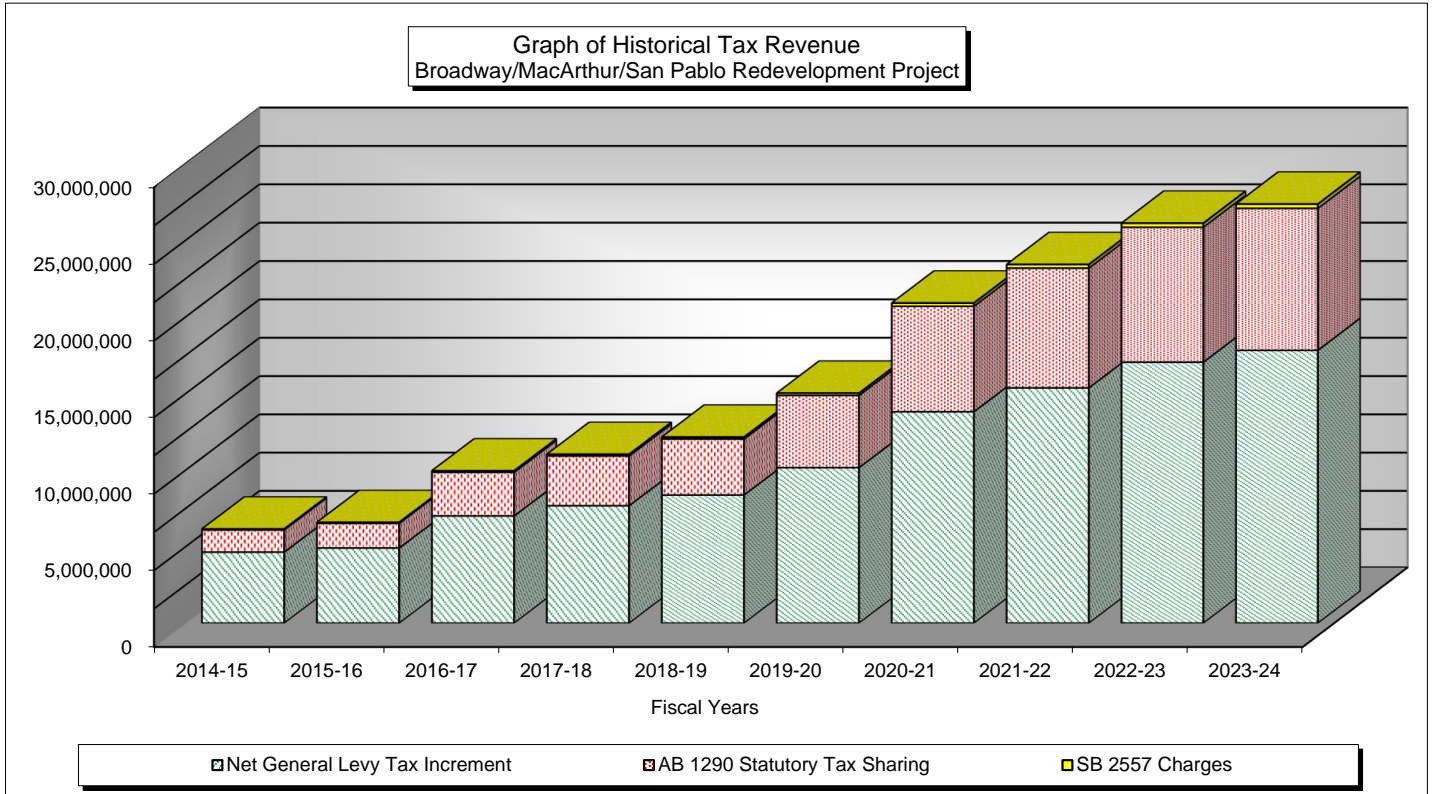
**Oakland Redevelopment Successor Agency  
Broadway/MacArthur/San Pablo Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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\\TI Projections\Oakland\23ti - Oakland

# Oakland Redevelopment Successor Agency Oak Knoll Redevelopment Project

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue

9/5/2023

(000's Omitted)

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	86,002	87,722	89,476	91,266	93,091	94,953
Personal Property (3)	<u>144</u>	<u>144</u>	<u>144</u>	<u>144</u>	<u>144</u>	<u>144</u>
<b>Total Projected Value</b>	<b>86,146</b>	<b>87,866</b>	<b>89,620</b>	<b>91,410</b>	<b>93,235</b>	<b>95,097</b>
<b>Taxable Value over Base</b>	<b>0</b>	<b>86,146</b>	<b>87,866</b>	<b>91,410</b>	<b>93,235</b>	<b>95,097</b>
Gross Tax Increment Revenue (4)	997	1,017	1,037	914	932	951
Unitary Tax Revenue (5)	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>
<b>Gross Revenues</b>	<b>1,003</b>	<b>1,023</b>	<b>1,043</b>	<b>920</b>	<b>938</b>	<b>957</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(5)	(5)	(5)	(4)	(4)	(5)
Housing Set Aside Debt Service (7)	<u>(16)</u>	<u>(15)</u>	<u>(15)</u>	<u>(15)</u>	<u>(15)</u>	<u>(9)</u>
<b>Pledged Tax Revenues</b>	<b>982</b>	<b>1,002</b>	<b>1,023</b>	<b>900</b>	<b>918</b>	<b>943</b>
<b>Subordinate Payments</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(201)	(205)	(209)	(184)	(188)	(191)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(9)	(12)	(16)	(17)	(20)	(23)
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenues</b>	<b><u>773</u></b>	<b><u>785</u></b>	<b><u>798</u></b>	<b><u>700</u></b>	<b><u>711</u></b>	<b><u>729</u></b>

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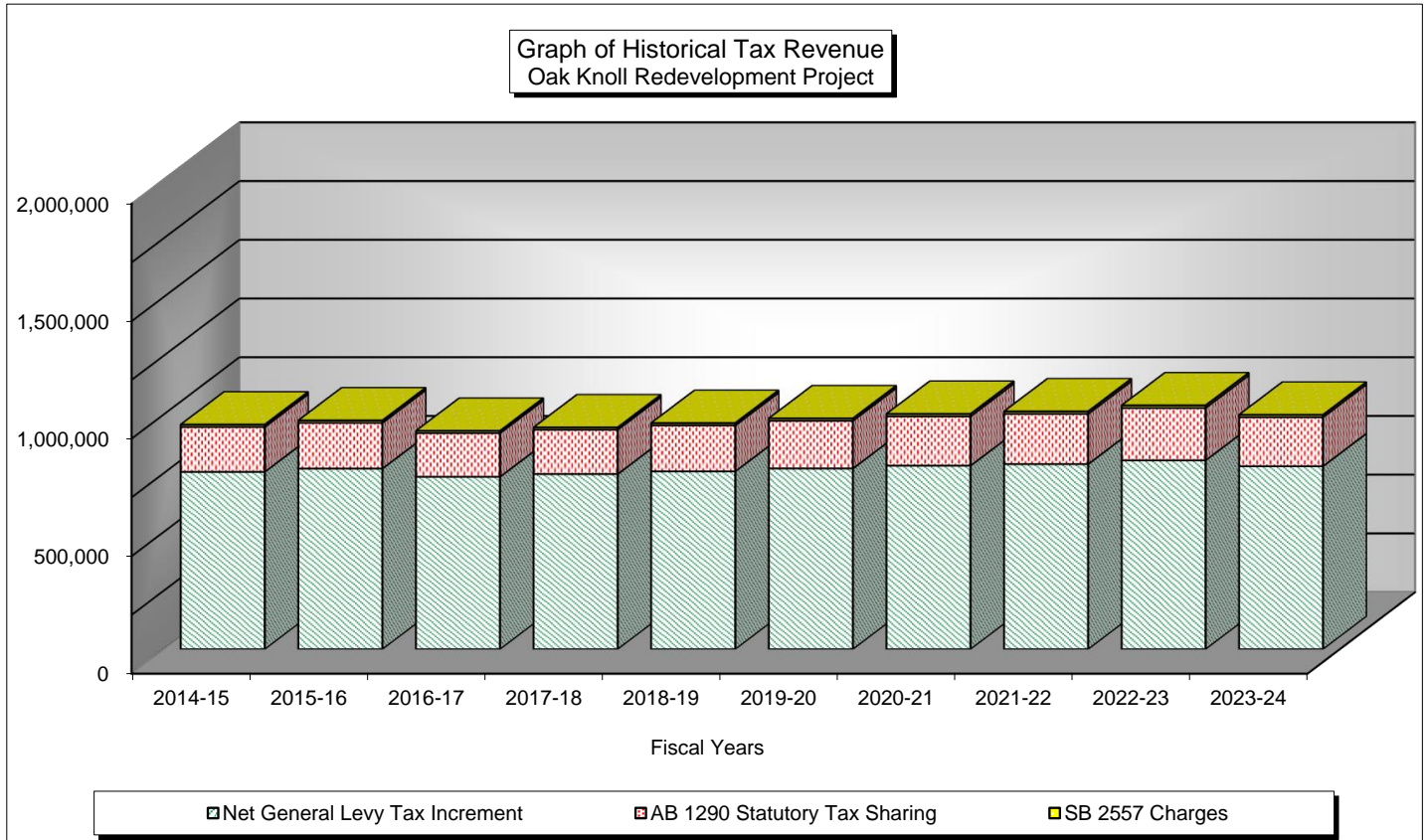
**Oakland Redevelopment Successor Agency  
Oak Knoll Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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**Oakland Redevelopment Successor Agency  
Central City East Redevelopment Project**

PRELIMINARY



**Projection of Incremental Taxable Value & Tax Increment Revenue**  
(000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	6,711,125	6,845,348	6,982,255	7,121,900	7,264,338	7,409,624
Personal Property (3)	(9,221)	(9,221)	(9,221)	(9,221)	(9,221)	(9,221)
<b>Total Projected Value</b>	<b>6,701,904</b>	<b>6,836,126</b>	<b>6,973,033</b>	<b>7,112,678</b>	<b>7,255,116</b>	<b>7,400,403</b>
<b>Taxable Value over Base</b>	<b>1,963,088</b>	<b>4,738,816</b>	<b>4,873,038</b>	<b>5,009,945</b>	<b>5,149,590</b>	<b>5,437,315</b>
Gross Tax Increment Revenue (4)	54,852	56,405	57,990	51,669	52,920	54,373
Unitary Tax Revenue (5)	152	152	152	152	152	152
<b>Gross Revenues</b>	<b>55,004</b>	<b>56,557</b>	<b>58,142</b>	<b>51,821</b>	<b>53,072</b>	<b>54,525</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(260)	(267)	(275)	(245)	(251)	(258)
Housing Set Aside Debt Service (7)	(852)	(857)	(861)	(844)	(854)	(489)
Project Area Series 2006A-TE Debt Service	0	0	0	0	0	0
Project Area Series 2006A-TX Debt Service	(4,465)	(4,464)	(4,465)	(4,469)	(4,468)	(4,464)
<b>Tax Revenues</b>	<b>49,426</b>	<b>50,969</b>	<b>52,541</b>	<b>46,264</b>	<b>47,499</b>	<b>49,314</b>
<b>Subordinate Payments</b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	(11,001)	(11,311)	(11,628)	(10,364)	(10,614)	(10,905)
AB 1290 Statutory Tax Sharing Tier 2 (8)	(7,293)	(7,554)	(7,820)	(7,014)	(7,230)	(7,474)
AB 1290 Statutory Tax Sharing Tier 3 (8)	0	0	0	0	0	0
<b>Net Tax Revenues</b>	<b>31,133</b>	<b>32,104</b>	<b>33,093</b>	<b>28,885</b>	<b>29,655</b>	<b>30,935</b>

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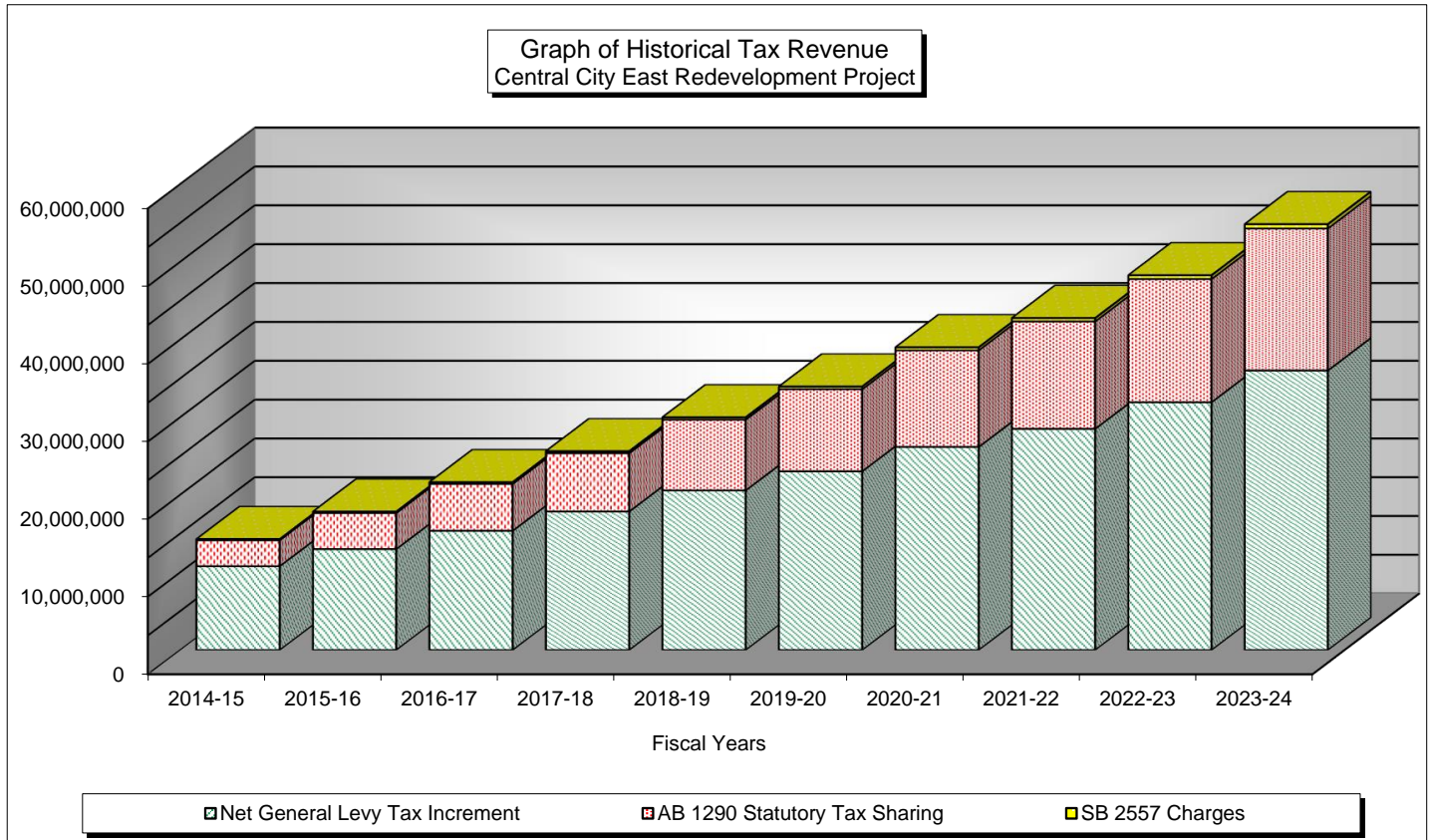
**Oakland Redevelopment Successor Agency  
Central City East Redevelopment Project**

PRELIMINARY



Graph of Historical Tax Revenue

9/5/2023



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\\TI Projections\Oakland\23ti - Oakland

**Oakland Redevelopment Successor Agency  
Central City East/Oak Knoll Merged**

**PRELIMINARY**



**Projection of Incremental Taxable Value & Tax Increment Revenue**  
(000's Omitted)

9/5/2023

<b>Taxable Values (1)</b>	<b><u>2023-24</u></b>	<b><u>2024-25</u></b>	<b><u>2025-26</u></b>	<b><u>2026-27</u></b>	<b><u>2027-28</u></b>	<b><u>2028-29</u></b>
Real Property (2)	6,797,127	6,933,069	7,071,731	7,213,166	7,357,429	7,504,577
Personal Property (3)	<u>(9,078)</u>	<u>(9,078)</u>	<u>(9,078)</u>	<u>(9,078)</u>	<u>(9,078)</u>	<u>(9,078)</u>
<b>Total Projected Value</b>	<b>6,788,049</b>	<b>6,923,992</b>	<b>7,062,653</b>	<b>7,204,088</b>	<b>7,348,351</b>	<b>7,495,500</b>
<b>Taxable Value over Base</b>	<b>1,963,088</b>	<b>4,824,961</b>	<b>4,960,904</b>	<b>5,099,565</b>	<b>5,241,000</b>	<b>5,532,412</b>
Gross Tax Increment Revenue (4)	55,849	57,422	59,027	52,584	53,853	55,324
Unitary Tax Revenue (5)	<u>157</u>	<u>157</u>	<u>157</u>	<u>157</u>	<u>157</u>	<u>157</u>
<b>Gross Revenues</b>	<b>56,006</b>	<b>57,580</b>	<b>59,185</b>	<b>52,741</b>	<b>54,010</b>	<b>55,482</b>
<b><u>LESS:</u></b>						
SB 2557 Admin. Fee (6)	<u>(265)</u>	<u>(272)</u>	<u>(280)</u>	<u>(249)</u>	<u>(255)</u>	<u>(262)</u>
Housing Set Aside Debt Service (7)	<u>(868)</u>	<u>(873)</u>	<u>(876)</u>	<u>(859)</u>	<u>(869)</u>	<u>(498)</u>
Central City East Series 2006A-TE Debt Service	0	0	0	0	0	0
Central City East Series 2006A-TX Debt Service	<u>(4,465)</u>	<u>(4,464)</u>	<u>(4,465)</u>	<u>(4,469)</u>	<u>(4,468)</u>	<u>(4,464)</u>
<b>Tax Revenues</b>	<b>50,409</b>	<b>51,971</b>	<b>53,564</b>	<b>47,164</b>	<b>48,417</b>	<b>50,258</b>
<b><u>Subordinate Payments</u></b>						
AB 1290 Statutory Tax Sharing Tier 1 (8)	<u>(11,201)</u>	<u>(11,516)</u>	<u>(11,837)</u>	<u>(10,548)</u>	<u>(10,802)</u>	<u>(11,096)</u>
AB 1290 Statutory Tax Sharing Tier 2 (8)	<u>(7,302)</u>	<u>(7,566)</u>	<u>(7,836)</u>	<u>(7,031)</u>	<u>(7,249)</u>	<u>(7,497)</u>
AB 1290 Statutory Tax Sharing Tier 3 (8)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Tax Revenues</b>	<b><u>31,906</u></b>	<b><u>32,889</u></b>	<b><u>33,891</u></b>	<b><u>29,585</u></b>	<b><u>30,366</u></b>	<b><u>31,665</u></b>

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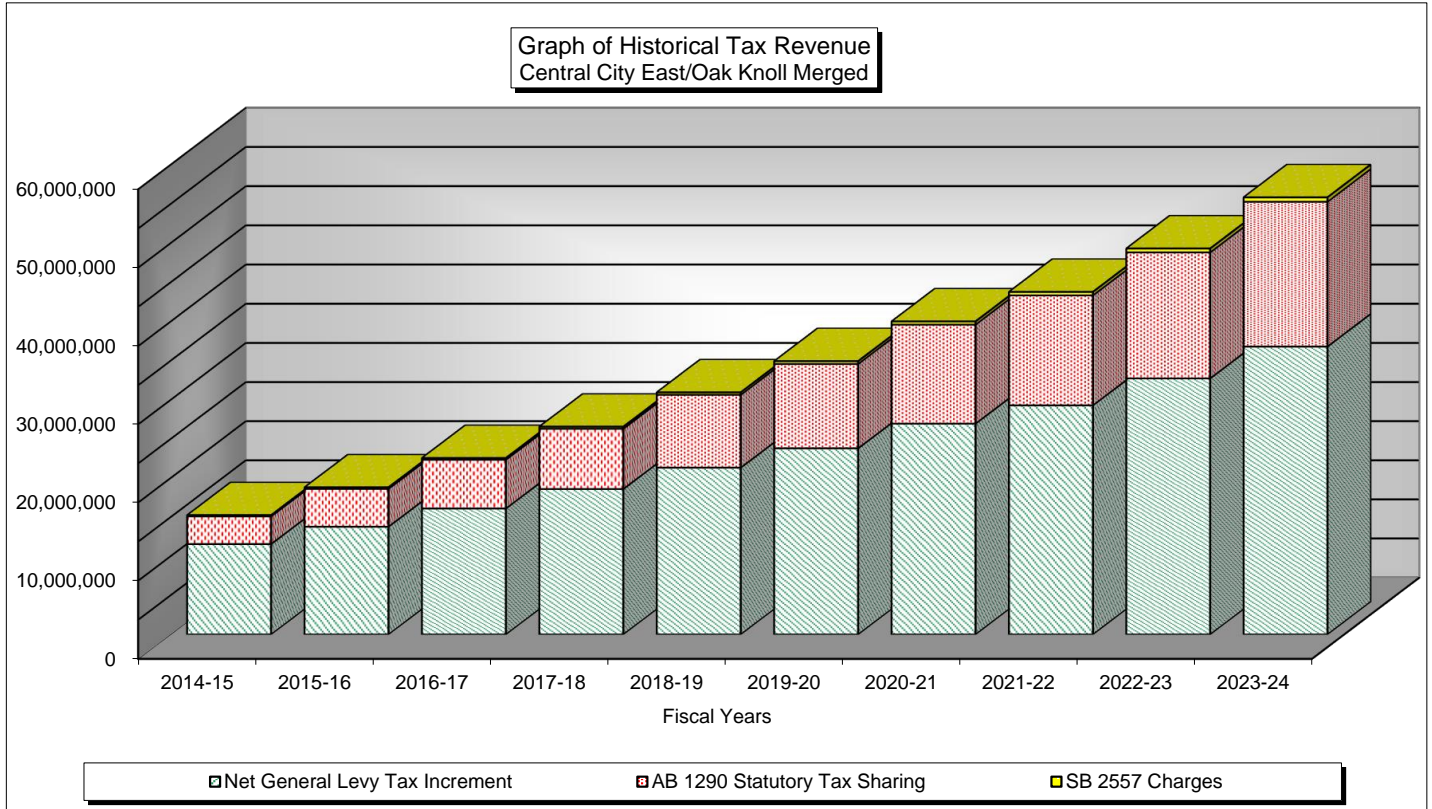
**Oakland Redevelopment Successor Agency  
Central City East/Oak Knoll Merged**

PRELIMINARY



**Graph of Historical Tax Revenue**

9/5/2023



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\\TI Projections\Oakland\23ti - Oakland

# Oakland Redevelopment Successor Agency Combined Redevelopment Projects

PRELIMINARY



## Projection of Incremental Taxable Value & Tax Increment Revenue (000's Omitted)

9/5/2023

	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>
<b>Taxable Values (1)</b>						
Real Property (2)	34,549,990	35,240,990	35,945,810	36,664,726	37,398,021	38,145,981
Personal Property (3)	<u>723,419</u>	<u>723,419</u>	<u>723,419</u>	<u>723,419</u>	<u>723,419</u>	<u>723,419</u>
<b>Total Projected Value</b>	<b>35,273,409</b>	<b>35,964,409</b>	<b>36,669,229</b>	<b>37,388,145</b>	<b>38,121,439</b>	<b>38,869,400</b>
<b>Taxable Value over Base</b>	<b>5,543,725</b>	<b>29,729,684</b>	<b>30,420,684</b>	<b>31,125,504</b>	<b>31,844,420</b>	<b>33,325,675</b>
Gross Tax Increment Revenue (4)	344,121	352,119	360,278	322,439	325,777	333,257
Unitary Tax Revenue (5)	<u>3,909</u>	<u>3,909</u>	<u>3,909</u>	<u>3,909</u>	<u>3,909</u>	<u>3,909</u>
<b>Gross Revenues</b>	<b>348,030</b>	<b>356,029</b>	<b>364,187</b>	<b>326,348</b>	<b>329,686</b>	<b>337,166</b>
<b>LESS:</b>						
SB 2557 Admin. Fee (6)	(1,642)	(1,679)	(1,718)	(1,539)	(1,555)	(1,590)
Housing Set Aside Debt Service (7)	(5,392)	(5,396)	(5,393)	(5,316)	(5,305)	(3,024)
Rotunda Garage DDA (8)	0	0	0	0	0	0
Uptown Development DDA (8)	0	0	0	0	0	0
<b>Existing Debt Service Obligations</b>						
Broadway/MacArthur/San Pablo Series 2006C-TE	0	0	0	0	0	0
Broadway/MacArthur/San Pablo Series 2006C-T	(915)	(912)	(913)	(916)	(912)	(917)
Broadway/MacArthur/San Pablo Series 2010-T	(569)	(569)	(563)	(557)	(562)	(555)
Central District Series 2006-T	0	0	0	0	0	0
Central District Series 2009-T	0	0	0	0	0	0
Central District Series 2013-TE	0	0	0	0	0	0
Central City East Series 2006A-TE	0	0	0	0	0	0
Central City East, Series 2006A-TX	(4,465)	(4,464)	(4,465)	(4,469)	(4,468)	(4,464)
Coliseum Series 2006B-TE	(1,577)	(1,582)	(1,579)	(1,584)	(1,581)	(1,585)
Coliseum Series 2006B-T	<u>(5,072)</u>	<u>(5,070)</u>	<u>(5,070)</u>	<u>(5,066)</u>	<u>(5,069)</u>	<u>(5,063)</u>
<b>Pledged Tax Revenues</b>	<b>328,398</b>	<b>336,357</b>	<b>344,486</b>	<b>306,900</b>	<b>310,234</b>	<b>319,968</b>
<b>Subordinate Obligations</b>						
SB 211 Statutory Tax Sharing Tier 1 (8)	(24,326)	(24,936)	(25,557)	(22,791)	(23,186)	(23,756)
SB 211 Statutory Tax Sharing Tier 2 (8)	(17,123)	(17,635)	(18,157)	(16,263)	(16,616)	(17,094)
SB 211 Statutory Tax Sharing Tier 3 (8)	0	0	0	0	0	0
AB 1290 Statutory Tax Sharing Tier 1 (10)	(38,765)	(39,756)	(40,766)	(36,725)	(37,034)	(37,960)
AB 1290 Statutory Tax Sharing Tier 2 (10)	(23,350)	(24,178)	(25,023)	(22,663)	(23,123)	(23,897)
AB 1290 Statutory Tax Sharing Tier 3 (10)	<u>0</u>	<u>0</u>	<u>0</u>	<u>(7,606)</u>	<u>(7,600)</u>	<u>(7,764)</u>
<b>Net Tax Revenues</b>	<b><u>224,834</u></b>	<b><u>229,852</u></b>	<b><u>234,983</u></b>	<b><u>200,853</u></b>	<b><u>202,676</u></b>	<b><u>209,497</u></b>

- (1) Taxable values as reported by Alameda County.
- (2) Real property consists of land and improvements. Increased for inflation at 2% annually.
- (3) Personal property is held constant at 2023-24 level.
- (4) Projected Gross Tax Increment is based upon incremental values factored against the general levy tax rate of \$1.1575 per \$100 of taxable value through 2025-26, where the tax rate is held to \$1.00 per \$100 of taxable value thereafter. Per ABx 1 26, all revenue derived from debt service override tax rates will be directed to the levying entities except for pension fund levies such as in the City of Oakland. Tax increment revenue derived from the City's 0.1575% override tax rate will continue to be deposited in the Redevelopment Property Tax Trust Fund.  
Per SB 107, revenues attributed to the tax rate override will continue to be made available for payment of debt service; however, revenue in excess of the debt service payments will be directed to the levying taxing entity.
- (5) Unitary Revenue as reported by Alameda County for 2022-23 and held constant over the life of the project.
- (6) County Administration fee is estimated at 0.47% of Gross Revenue.
- (7) Per ABx1 26, the low and moderate income housing requirement is no longer applicable. Debt Service amounts shown are the Combined Project Area debt service on existing housing set-aside secured debt. This existing debt service includes the Subordinated Housing, Series 2006A; the Subordinated Housing, Series 2006A (Taxable) and the Subordinated Housing, Series 2011 (Taxable) bonds.
- (8) See individual projection for Central District RP.
- (9) See individual projections for West Oakland RP, Central District 2002 Annex RP, Oakland Army Base RP, and Oak Knoll RP.
- (10) See individual projections for Coliseum RP, Coliseum 1998 Annex RP, Broadway-MacArthur RP, and Central City East RP.

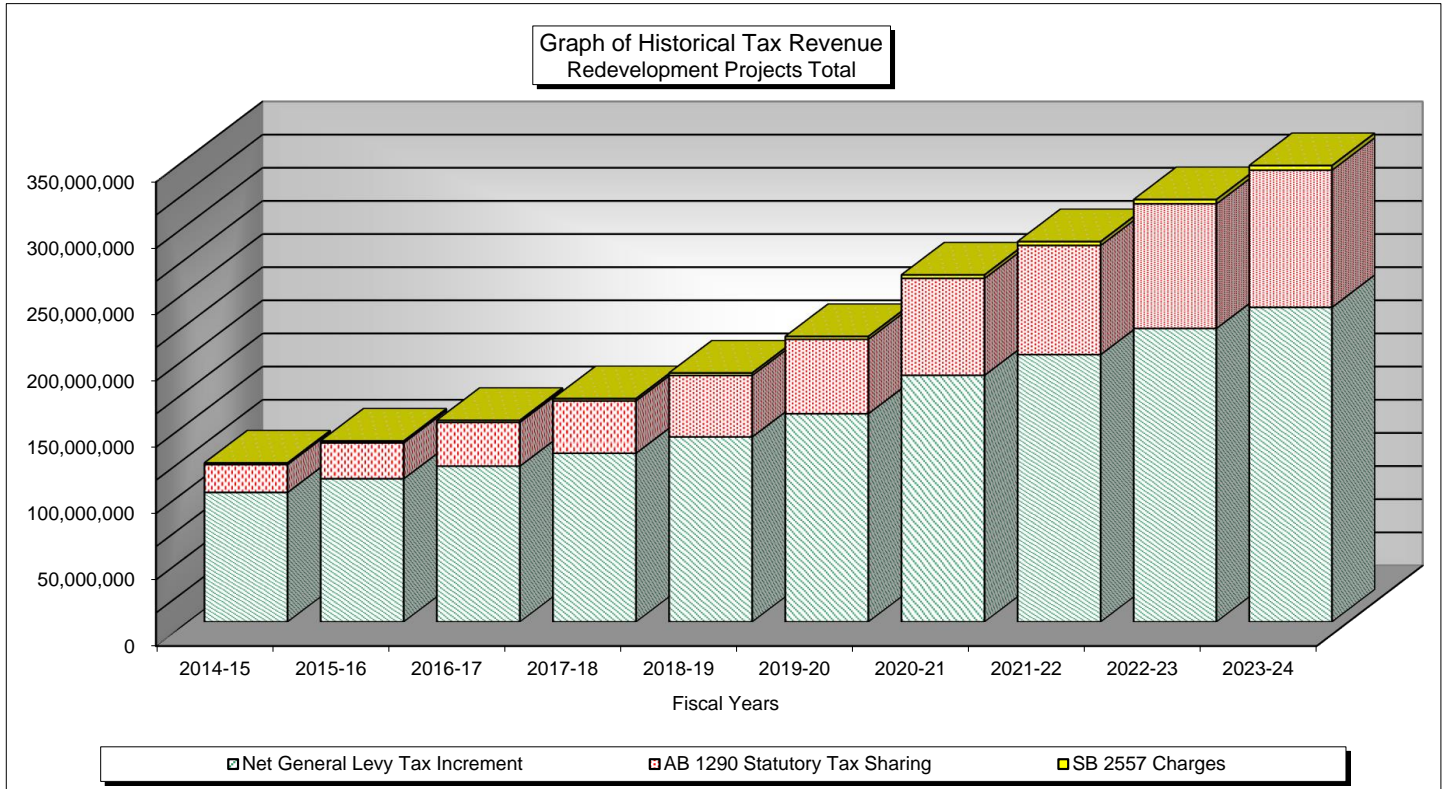
Qualifications: The above projection of tax increment is based upon the tax levy. Actual receipts will vary due to delinquencies, roll changes, tax refunds, and other factors. No consideration has been given for new development, demolition, or potential assessment appeals. The projection is preliminary and presented for discussion purposes only.

**Note: This report is not to be used in support of debt issuance without the written consent of HdL Coren and Cone.**



Graph of Historical Tax Revenue

9/5/2023



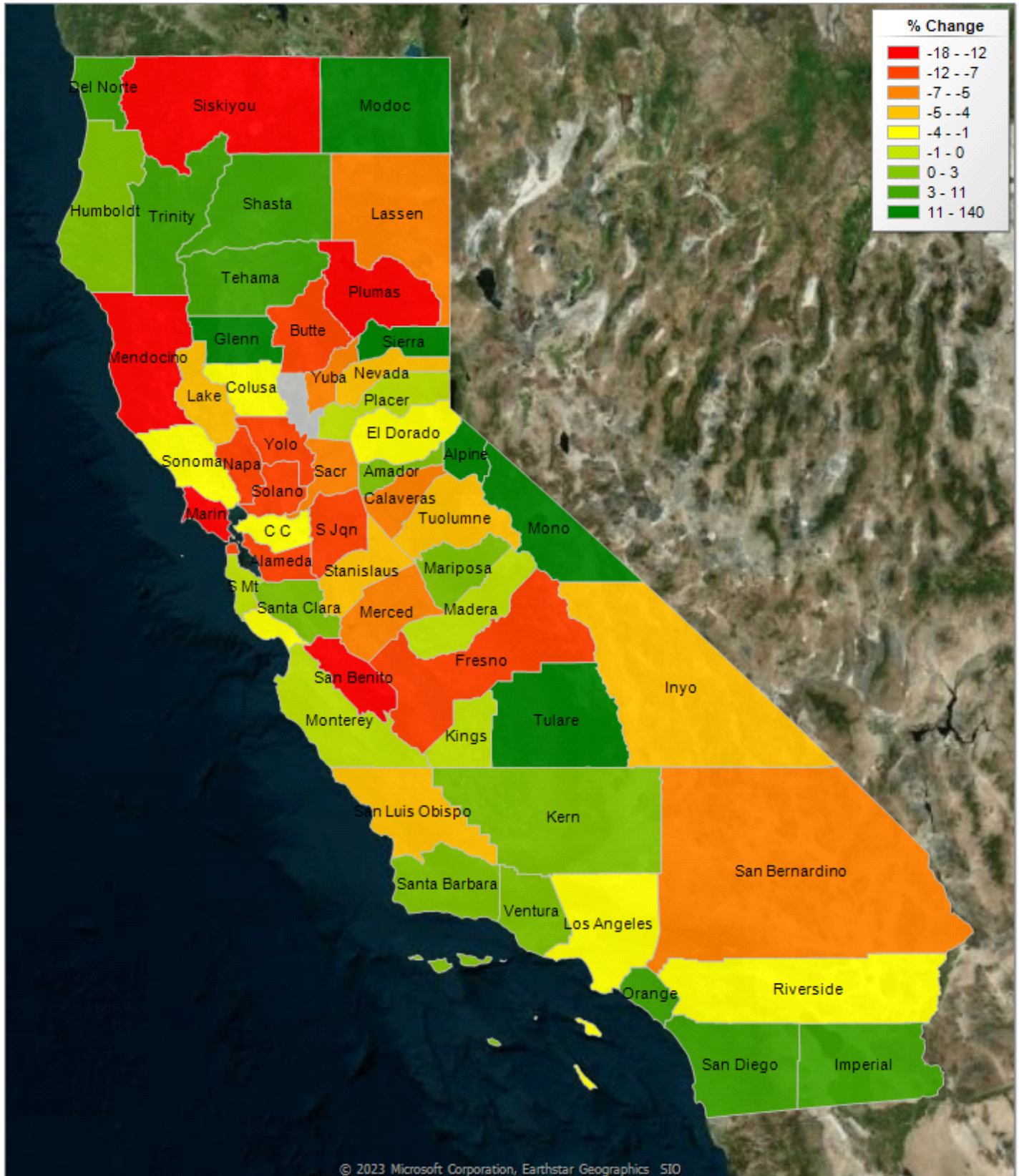
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# MEDIAN SFR SALES PRICE INCREASE

Percent change in median price June 2022 - June 2023





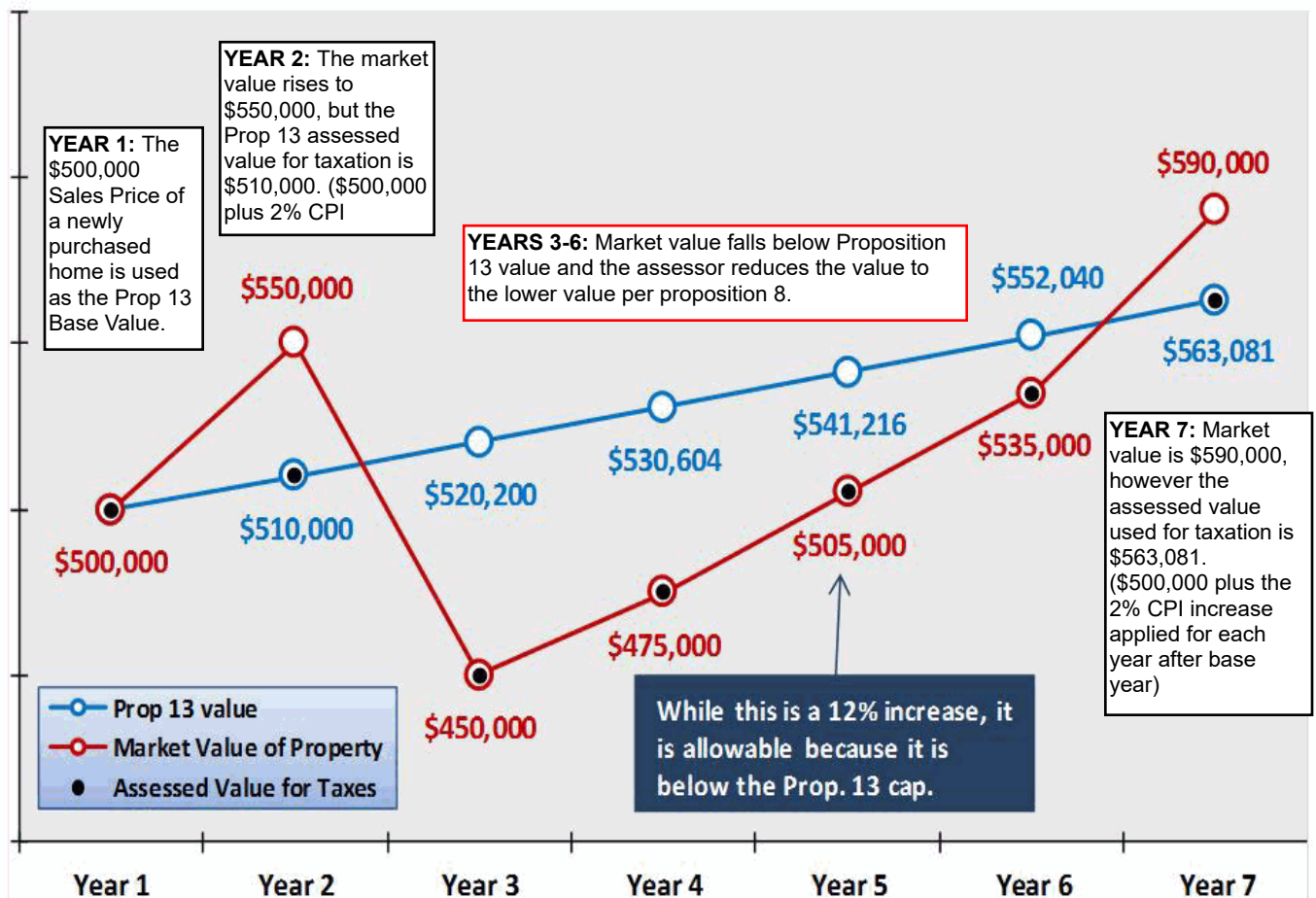
# PROPOSITION 13 INFLATION ADJUSTMENTS

Roll Year	Assessor Applied Inflation Adjustments	Prop 13 Cumulative Adjustments	Statewide Actual CCPI Annual	Statewide Actual CPI Cumulative	Prop 13 Taxes on Property* \$100,000 (CPI Cap)	Property Taxes W/O Prop 13* \$100,000 (Actual CPI)
1975-76	0.000%	100.00%	0.000%	100.00%	\$1,000	\$1,000
1976-77	2.000%	102.00%	6.250%	106.25%	\$1,020	\$1,063
1977-78	2.000%	104.04%	7.170%	113.87%	\$1,040	\$1,139
1978-79	2.000%	106.12%	8.230%	123.24%	\$1,061	\$1,232
1979-80	2.000%	108.24%	9.830%	135.35%	\$1,082	\$1,354
1980-81	2.000%	110.41%	17.320%	158.80%	\$1,104	\$1,588
1981-82	2.000%	112.62%	7.130%	170.12%	\$1,126	\$1,701
1982-83	2.000%	114.87%	11.140%	189.07%	\$1,149	\$1,891
1983-84	1.000%	116.02%	1.000%	190.96%	\$1,160	\$1,910
1984-85	2.000%	118.34%	5.000%	200.51%	\$1,183	\$2,005
1985-86	2.000%	120.70%	5.100%	210.74%	\$1,207	\$2,107
1986-87	2.000%	123.12%	4.400%	220.01%	\$1,231	\$2,200
1987-88	2.000%	125.58%	2.095%	224.62%	\$1,256	\$2,246
1988-89	2.000%	128.09%	5.160%	236.21%	\$1,281	\$2,362
1989-90	2.000%	130.65%	4.730%	247.38%	\$1,307	\$2,474
1990-91	2.000%	133.27%	4.758%	259.15%	\$1,333	\$2,592
1991-92	2.000%	135.93%	6.400%	275.74%	\$1,359	\$2,757
1992-93	2.000%	138.65%	3.040%	284.12%	\$1,387	\$2,841
1993-94	2.000%	141.42%	3.440%	293.89%	\$1,414	\$2,939
1994-95	2.000%	144.25%	2.310%	300.68%	\$1,443	\$3,007
1995-96	1.190%	145.97%	1.194%	304.27%	\$1,460	\$3,043
1996-97	1.110%	147.59%	1.115%	307.66%	\$1,476	\$3,077
1997-98	2.000%	150.54%	2.399%	315.05%	\$1,505	\$3,150
1998-99	2.000%	153.55%	2.081%	321.60%	\$1,536	\$3,216
1999-00	1.853%	156.40%	1.853%	327.56%	\$1,564	\$3,276
2000-01	2.000%	159.53%	3.214%	338.09%	\$1,595	\$3,381
2001-02	2.000%	162.72%	4.172%	352.19%	\$1,627	\$3,522
2002-03	2.000%	165.97%	3.215%	363.52%	\$1,660	\$3,635
2003-04	2.000%	169.29%	2.459%	372.46%	\$1,693	\$3,725
2004-05	1.867%	172.45%	1.867%	379.41%	\$1,725	\$3,794
2005-06	2.000%	175.90%	3.665%	393.31%	\$1,759	\$3,933
2006-07	2.000%	179.42%	4.596%	411.39%	\$1,794	\$4,114
2007-08	2.000%	183.01%	2.269%	420.73%	\$1,830	\$4,207
2008-09	2.000%	186.67%	3.380%	434.95%	\$1,867	\$4,349
2009-10	2.000%	190.40%	3.477%	450.07%	\$1,904	\$4,501
2010-11	-0.237%	189.95%	-0.237%	449.00%	\$1,899	\$4,490
2011-12	0.753%	191.38%	0.753%	452.38%	\$1,914	\$4,524
2012-13	2.000%	195.21%	2.889%	465.45%	\$1,952	\$4,655
2013-14	2.000%	199.11%	3.081%	479.79%	\$1,991	\$4,798
2014-15	0.454%	200.01%	0.454%	481.97%	\$2,000	\$4,820
2015-16	1.998%	204.01%	1.998%	491.60%	\$2,040	\$4,916
2016-17	1.525%	207.12%	1.525%	499.10%	\$2,071	\$4,991
2017-18	2.000%	211.26%	2.619%	512.17%	\$2,113	\$5,122
2018-19	2.000%	215.49%	2.962%	527.34%	\$2,155	\$5,273
2019-20	2.000%	219.80%	2.000%	537.89%	\$2,198	\$5,379
2020-21	2.000%	224.19%	2.000%	548.65%	\$2,242	\$5,486
2021-22	1.036%	226.52%	1.036%	554.33%	\$2,265	\$5,543
2022-23	2.000%	231.05%	5.560%	585.15%	\$2,310	\$5,852
2023-24	2.000%	235.67%	7.274%	627.72%	\$2,357	\$6,277
<b>Totals</b>					<b>\$78,645</b>	<b>\$167,455</b>

\*Assumes the tax rate is limited to one percent per Proposition 13 although pre-Proposition 13 tax rates were not so limited.

## Recapturing Proposition 8 Reductions

Proposition 13 caps the growth of a property’s assessment at no more than 2% each year unless the market value of property falls lower. When property values decline Proposition 8 which was passed by the voters in 1978 allows the property to be temporarily assessed at the lower value. Once reduced, the assessed value and property taxes may increase by more than 2% a year as the property values rise during a real estate recovery. The “recaptured” values can be adjusted upward to the annually adjusted Proposition 13 cap (blue line below).



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## DESCRIPTION OF PROPERTY TAX REPORTS

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### **Roll Summary Graph**

Displays by value type (land, improvements, personal property, and exemptions) the value deviations between the current tax year and each of the prior 5 tax years. The lower portion of the graph identifies the total assessed value and net taxable assessed value comparisons.

### **Roll Summary**

Report detailing land, improvement, fixtures, personal property, and exemptions for each taxing agency. The value of this report is that city staff can readily see where deviations occur from one year to the next

### **Agency Value Change Summary**

Displays the net assessed value change and percent change between the current and prior years for the general fund agencies and any former redevelopment areas.

### **City Growth Comparison**

This is a countywide report comparing each city's growth between the two most recent tax years. This report displays both the value change in the Entire City between tax years as well as the percentage growth for every City in the county. If the term "No Data Available" is shown, the City associated with that term is newly incorporated and did not exist in the prior year.

### **Top 40 Net Taxable Secured Value Change Listing**

The largest valuation deviations - increases and decreases are shown on this graph with APN, Owner Name, Situs Address where available, Current Assessed Value, and Value Increase or Decline.

### **Secured Value Change History Listing**

A review of the top 25 largest parcel deviations over the past 5+ years. It assists in identifying properties, which fail to have exemptions applied before the roll is released; properties that have transferred ownership and sold below their prior assessed value, and distinguishes those owners, which have successfully appealed their property values.

### **Year to Year Comparison of Transfers**

A monthly listing of transfers of ownership for the current and prior year. The listing shows the total transfer count, original value of the parcels transfers, total value of transfers, value added from transfers and percent change between the original values and sale values.

### **Transfer of Ownership**

5-Year summary of sales transactions of SFR, properties other than SFR and all properties detailed by Entire City, General Fund and Combined SAs. This report provides the original assessor's enrolled value of the properties sold, the sales price paid and the differential value expected to be enrolled for the following tax year. Only full valued sales are tracked in this report.

### **Sales Value History - Detached SFR**

Multi-year summary of the average and median sales prices and number of sales of full value sales for detached single family residential transactions.

### **Countywide Comparison of Median Sale Price**

Includes sale counts, median sale prices and median percent change for the prior year and current year to date.

### **Category Summary**

This table summarizes parcels within the city by use code and provides number of parcels, assessed value and property tax information. The report can be also be prepared for Absentee Owned, Pre Prop 13, or special geographic assembly requested by the city.

### **Growth By Use Category**

Lists the net taxable value and assessment counts for each category in the current and prior years. This report is especially useful to identify significant changes due to new development, new housing, unfiled exemptions or changes in the unsecured roll.

### **Residential Summary**

This report categorizes the secured residential parcels by sub use codes to illustrate the number of single family detached homes in comparison to condos. The report also details the multi-unit residential parcels by unit count and approximate total units citywide.

### **Tax Dollar Breakdown Graph**

The breakdown of the county's 1% general levy factor file is displayed, with those portions of the tax collected for the City highlighted, for illustrative purposes. This report looks at the largest value, non-redevelopment TRA (tax rate area) as a representative breakdown. In some counties the ERAF (Educational Revenue Augmentation Fund) shift is not calculated on the TRA level.

### **Average and Basic Revenues**

This report provides for every taxing jurisdiction the weighted average share of all tax rate areas assigned to the respective agency within a city, agency or district. Due to the fact that each tax rate area may have a different share of the 1% levy, these weighted averages are the most representative collective shares of any taxing jurisdiction.

### **One Percent Weighted Tax Share**

Each city's weighted average share of the 1% is listed for comparative purposes. In addition to the general fund's share, any general fund related share (eg. lighting, maintenance, etc.) is listed in the second column. All rates shown have been shifted for ERAF.

### **Property Tax Revenue History**

Historical property tax revenue from the General Fund 1%, any City-associated revenues, voter approved-debt and VLF property tax revenue. Revenue amounts and percentage changes are displayed

### **Property Tax Revenue Estimate**

Displays HdLCC's calculation of the property tax revenue expected to be received for the current fiscal year based on the reconciled values. Revenue amounts in the preliminary reports are subject to change when updated data is received.

### **Non-Residential New Construction**

A listing that calculates non-residential growth for increasing a City's Gann Limitation as a result of Proposition 111.

### **Top Secured Property Owner/Taxpayer Summary**

These listings are compiled by a computer sort of all parcels owned by the same individual or group of individuals with a common mailing address. This assembly of parcels provides information about the largest overall secured property owners and/or taxpayers. The Top Ten Property Taxpayers includes the percentage of the entire tax levy attributed to a taxpayer as well as the use code and taxing jurisdiction of the property owner.

### **Secured Parcel Change Listing**

This listing details the parcels that were dropped or added between roll years.

### **Appeals Impact Projection (where available)**

#### ***City or Agency Top 25 Owner Appeals History***

This section takes the current year Top 25 Owners and performs the same analysis, which was executed above to calculate the historical experience of successful appeals files by these owners. In most cases, since the Top 25 Owners own the highest valued parcels, their loss experience and reduced values exceed those of the remainder of the city or redevelopment project area in the analysis.

#### ***City or Agency Pending Appeals Impact Projection:***

The third section of this report looks at the annual success ratios and based on those ratios, calculates the potential assessed value and tax losses of each years' pending appeals based on that year's experience. Since many of the appeals filed in the most current year have not yet been scheduled for hearings, we use the city or agency-wide average for all years to calculate the revenue loss for that year

### **Tax Increment Projection**

Prior year history and future projections are calculated for redevelopment project areas factoring in pass through-agreements, housing set aside amounts and county administrations fees.

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