

SPLIT ROLL

This request will help stop a new \$11+ billion tax increase on the commercial real estate industry. In November 2020, California voters will decide whether to increase statewide taxes on the commercial real industry by \$11+ billion.

The measure is called a "Split Roll" property tax because it seeks to undo Proposition 13 protections for non-residential properties. This will allow statewide commercial taxes to be raised while residential taxes are not. The protections of have commercial taxes tied to residential taxes would vanish.

Calculate Your Own Property Tax

Assessed Property Value		
	Rate	
General Tax Levy	1.000000	
Voted Indebtedness		
City of Los Angeles		
Metro Water District		
Community College		
Unified Schools		
Direct Assessments		
Flood Control		
LA Storm Water		
Downtown Bid		
County Park District		
LA City Park District		
City LT Maintenance		
Rposed Measure A		
Trauma/Emerg Serv		
LA West Mosquito AB		

How You Can Help

Your contribution to Californians to Save Prop 13 and Stop Higher Property Taxes is greatly needed. We must defeat the Split Roll property tax initiative in November 2020 and protect Prop 13.

- To donate by mail, [click here](#) to download a contribution form.
- Contact [Melissa Stevens](#) with any questions.

Please do not create donor ID accounts for other people. This violates our processor's terms of use and will require us to refund donations.

Example 1

OFFICE BUILDING

Current Property Tax: \$473,352 annually
2020 Property Tax: \$1,169,325 annually
Tax Increase: Over 147%

Reference Data for Example

CoStar and assessor records for a 165,000 SF office building acquired in 1997. The acquisition price was \$28,150,000.

2019 Assessed Value:	\$40,294,638 (\$242.89/SF)
2019 Market Value:	\$99,540,000 (\$600/SF*)
Differential:	\$59,245,362
2019 Tax Rate:	1.174729%
Tax Increase:	\$695,972

**Conservative estimate*

Example 2

APARTMENT BUILDING

Current Property Tax: \$85,117 annually
2020 Property Tax: \$718,934 annually
Tax Increase: Over 744%

Reference Data for Example

11400 Rochester Avenue: 204 Units (CoStar attached.)
Last "sale" was pre-1978 (Not confirmed).

2019 Assessed Value:	\$ 7,245,695 (\$35,518/Unit)
2019 Market Value:	\$61,200,000 (\$300,000/Unit*)
Differential:	\$53,954,305 Per Unit
2019 Tax Rate:	1.174729%
Tax Increase:	\$633,574

Current taxes are \$417 per unit per year, increasing to over \$3,500 per year.

**Conservative estimate*

Example 3

INDUSTRY PROPERTY

Current Property Tax: \$13,194 annually
2020 Property Tax: \$111,951 annually
Tax Increase: Over 748%

Reference Data for Example

10755 Venice Boulevard: 31,765 SF on +/- 1.17 acres of land.

2019 Assessed Value:	\$1,123,174 (\$35.36/SF)
2019 Market Value:	\$9,530,000 (\$300/SF*)
Differential:	\$8,406,826
2019 Tax Rate:	1.174729%
Tax Increase:	\$98,757

**Conservative estimate (\$20 per square foot of land area)*