



STATE BOARD OF EQUALIZATION
PROPERTY TAX DEPARTMENT
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Executive Director

No. 2018/045

September 11, 2018

TO COUNTY ASSESSORS:

HISTORICAL PROPERTY INTEREST COMPONENT – 2019 LIEN DATE

A city, county, or city and county may contract with the owner of qualified historical property to restrict the use of the property in such a way as to promote the property's continued preservation. In exchange for agreeing to the restrictions on use, the property owner receives a preferential assessment treatment. Under this treatment, which is set forth in sections 439 – 439.4 of the Revenue and Taxation Code, the assessor must value the property by applying the capitalization of income method in a specified manner.

Section 439.2 requires the Board to annually determine the interest component of the capitalization rate that the assessor shall use in applying the specified method. Specifically, section 439.2, subdivision (b)(1) requires that the interest component "be determined by the board and announced no later than October 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as most recently published by the Federal Housing Finance Agency as of September 1, rounded to the nearest one-fourth of 1 percent."

Information released by the Federal Housing Finance Agency on August 28, 2018 provides that the effective interest rate on all mortgage loans was 4.71 percent. Rounded to the nearest one-quarter percent, the interest component of the capitalization rate used in the valuation of enforceably restricted historical property for the 2019 assessment year is **4.75 percent**.

For your reference, a table is enclosed listing the interest components announced for current and prior assessment years.

Sincerely,

/s/ David Yeung

David Yeung
County-Assessed Properties Division
Property Tax Department

DY:gs
Enclosure

**HISTORICAL PROPERTIES ASSESSED UNDER SECTIONS
439-439.4 OF THE REVENUE AND TAXATION CODE**

INTEREST COMPONENTS FOR CURRENT AND PRIOR YEARS

Lien Date	Interest Component	Lien Date	Interest Component
1978	9.50	2017	3.75
1979	10.25	2018	4.00
1980	11.50	2019	4.75
1981	12.50		
1982	15.25		
1983	14.75		
1984	12.50		
1985	13.50		
1986	11.25		
1987	10.25		
1988	9.50		
1989	9.25		
1990	10.50		
1991	10.25		
1992	9.50		
1993	8.00		
1994	7.25		
1995	7.75		
1996	7.50		
1997	7.75		
1998	7.75		
1999	7.25		
2000	7.50		
2001	8.00		
2002	7.25		
2003	6.50		
2004	5.50		
2005	6.00		
2006	5.75		
2007	6.75		
2008	6.75		
2009	6.50		
2010	5.25		
2011	5.00		
2012	4.75		
2013	3.75		
2014	4.00		
2015	4.25		
2016	4.25		