

Memorandum

To: Honorable Sally J. Lieber, Chairman
Honorable Ted Gaines, Vice Chair
Honorable Antonio Vazquez, First District
Honorable Mike Schaefer, Fourth District
Honorable Malia M. Cohen, State Controller

Date: December 6, 2024

/s/ David Yeung

From: David Yeung, Deputy Director
Property Tax Department

Subject: ***Board Meeting, December 2024 – Administrative Session***
Assessors' Handbook Section 531, Residential Building Costs and
Assessors' Handbook Section 531A, Residential Building Cost Information

I request that [Assessors' Handbook Section 531](#), *Residential Building Costs* (AH 531), and Assessor's Handbook [Section 531A](#), *Residential Building Cost Information* (AH 531A), be approved for publication. Revenue and Taxation Code section 401.5 requires that the Board issue information to County Assessors that will promote uniformity in assessed values throughout the state. Pursuant to that mandate, staff developed the January 2025 version of AH 531, containing cost data for residential buildings and manufactured homes, and AH 531A, which contains informational text, photographs, and drawings.

The costs in this 2025 revision are based on recently sampled market data, the Marshall & Swift Residential Cost Handbook, and county-reported cost trends. These sources support a cost increase for most of the building components due to the escalation of the material and labor portions of the cost structure. Appraisal judgment should be used to adjust for any market change that could affect costs locally or after the publication date of AH 531.

Under the Board's authority under Revenue and Taxation Code section 401.5, I request that this item be placed on the Board's December 2024 Administrative Session Agenda for approval.

DY:lk
Attachment

cc: Ms. Catherine Taylor

Approved:

/s/ Yvette M. Stowers

Yvette M. Stowers
Executive Director