

**M e m o r a n d u m**

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

**Date:** December 5, 2025

**From:** David Yeung, Deputy Director  
Property Tax Department

**Subject:** *Board Meeting, December 2025 – Administrative Session  
Assessors' Handbook Section 531, Residential Building Costs*

I request that [Assessors' Handbook Section 531, Residential Building Costs](#) (AH 531), be approved for publication. Revenue and Taxation Code section 401.5 requires the Board to issue information to County Assessors that promotes uniformity in assessed values throughout the state. Pursuant to that mandate, staff developed the January 2026 version of AH 531, containing cost data for residential buildings and manufactured homes.

The costs in this 2026 revision have remained elevated due to continued demand for housing, limited supply, and increased material costs, supported by market data and sources such as the Marshall & Swift Residential Cost Handbook. Appraisal judgement should be used to adjust for any market change that could affect costs after the publication date of AH 531.

Under the Board's authority provided by Revenue and Taxation Code section 401.5, I request that this item be placed on the Board's December 2025 Administrative Session Agenda for approval.

DY:lk  
Attachment

cc: Ms. Catherine Taylor

Approved:

/s/ Yvette M. Stowers

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Yvette M. Stowers  
Executive Director