

# City of Rolling Hills Estates

## Property Tax Basics & Budget

June 9, 2026



HdL<sup>®</sup> Coren & Cone

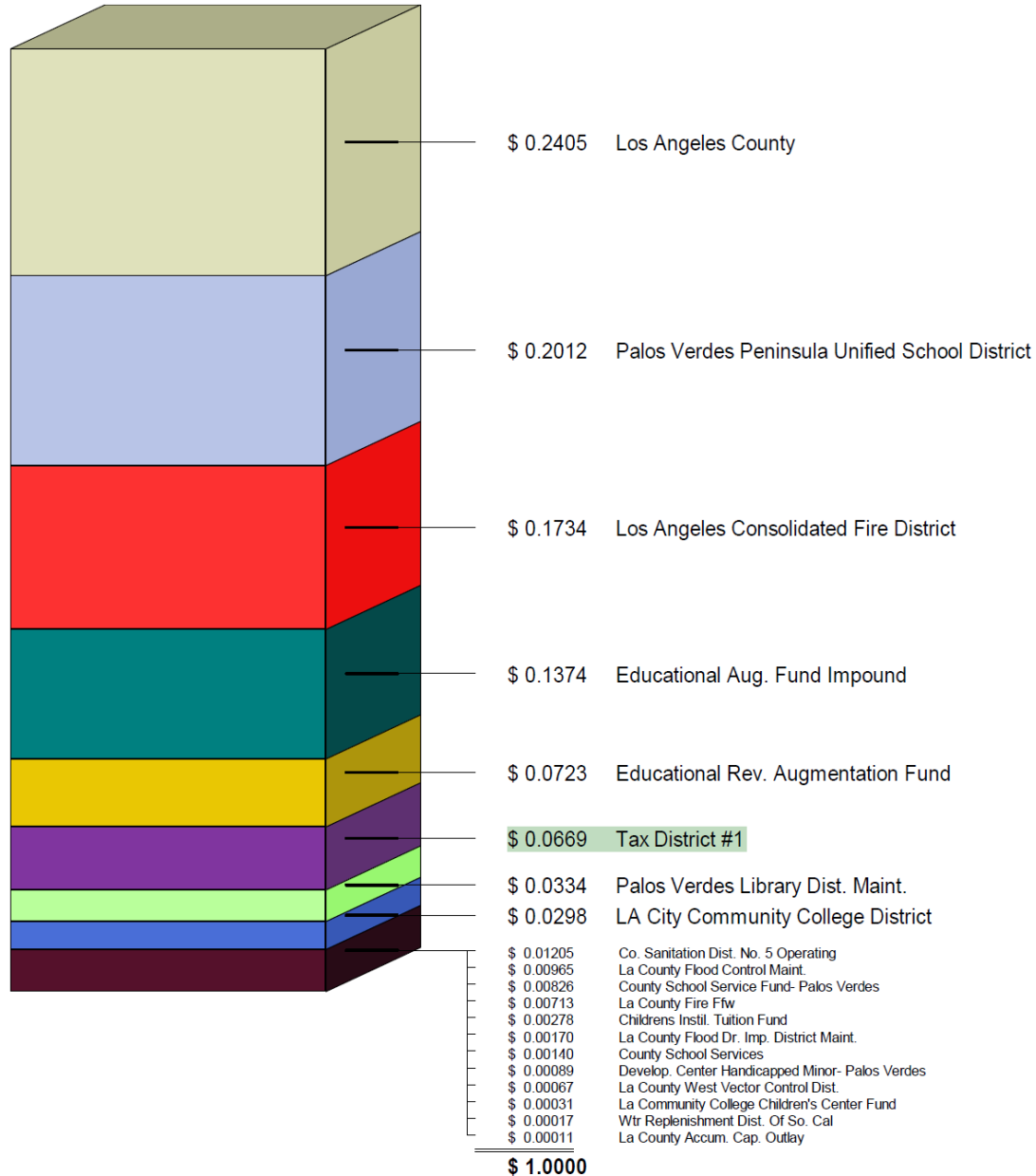
HdL<sup>®</sup> Companies

# Proposition 13

## California Taxpayers Revolt in 1978

- Prop 13 limits property taxation to 1% of the assessed value.
- Property values can increase by 2% or the actual CPI whichever is lower between tax years.
- CPI has been less than 2% 11 of the past 48 years.
- Exceptions to the CPI increases
  - new improvements
  - transfers of ownership

# CITY OF ROLLING HILLS ESTATES PROPERTY TAX DOLLAR BREAKDOWN



The City receives 6.69 cents of every tax dollar generated by properties in Rolling Hills Estates.

# HISTORICAL ASSESSED VALUE GROWTH

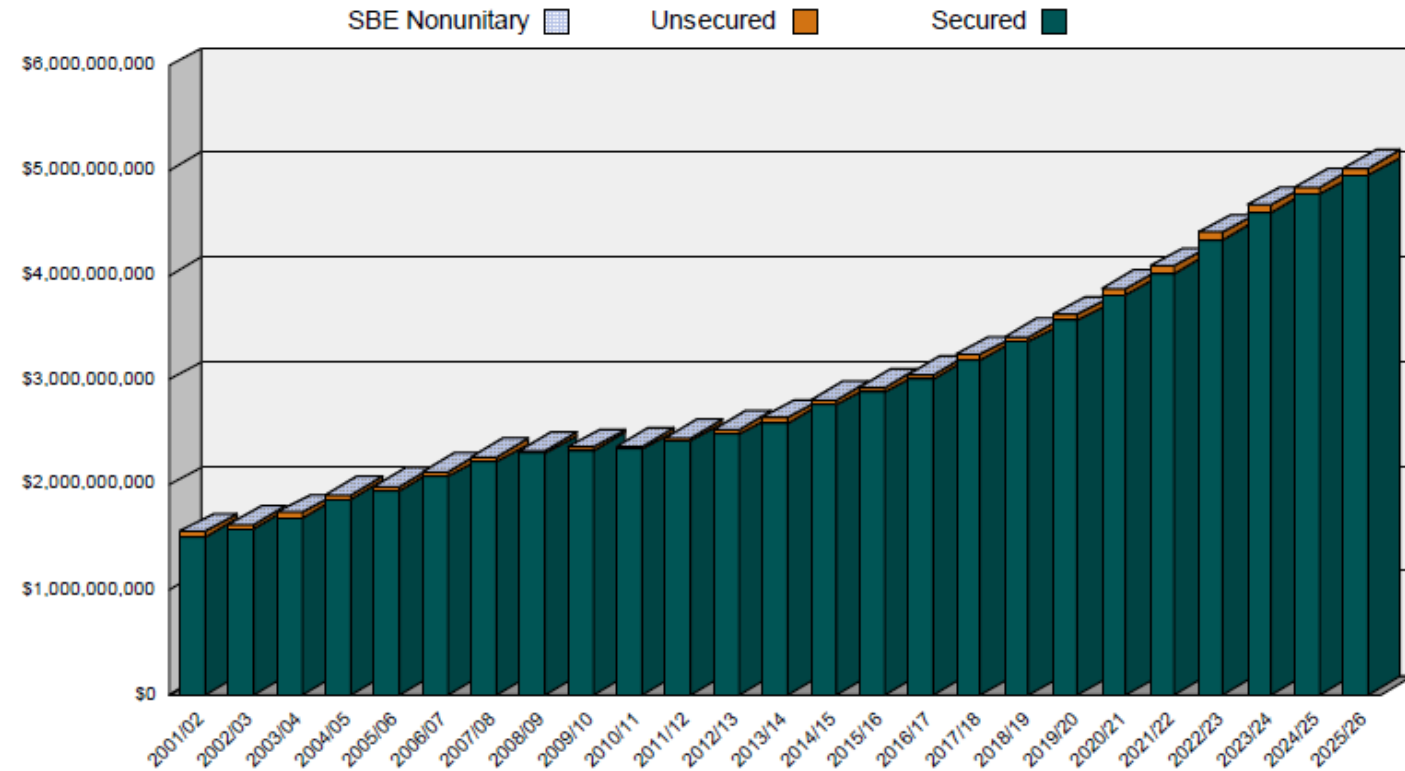


## CITY OF ROLLING HILLS ESTATES

### NET TAXABLE ASSESSED VALUE HISTORY

2001/02 - 2025/26 Taxable Property Values

2001/02	8.49%
2002/03	4.70%
2003/04	6.46%
2004/05	10.21%
2005/06	4.24%
2006/07	6.87%
2007/08	6.49%
2008/09	2.99%
2009/10	1.08%
2010/11	0.52%
2011/12	3.21%
2012/13	3.51%
2013/24	4.26%
2014/15	6.48%
2015/16	4.16%
2016/17	4.39%
2017/18	6.09%
2018/19	5.17%
2019/20	6.31%
2020/21	6.93%
2021/22	5.55%
2022/23	7.73%
2023/24	6.00%
2024/25	3.63%
2025/26	3.69%
Annual Growth Rate	5.01%



# ROLLING HILLS ESTATES VALUE CHANGE CAUSES

	<u>2024/25</u>	<u>2025/26</u>	<u>Change</u>
Value	\$ 4,842,227,350	\$ 5,020,878,288	\$ 178,650,938
Revenue	\$ 3,135,023	\$ 3,216,133	\$ 81,110
Year to Year Value & Revenue Changes by Growth Category			
		%	Value Change
Net Change Change from CPI 2%		1.87%	\$ 90,311,443
Unsecured Value Change		-0.03%	\$ (1,683,150)
Cross-Reference Value Change		0.04%	\$ 2,080,361
Prior Year Transfers of Ownership		1.40%	\$ 67,913,385
New Construction - Non-Residential		0.20%	\$ 9,565,302
New Construction - Residential		0.36%	\$ 17,312,485
Prop 8 - Reduced Value - SFR		-0.28%	\$ (13,427,006)
Parcel Changes		-0.14%	\$ (6,945,327)
Other Changes*		0.28%	\$ 13,523,445
TOTALS		3.69%	\$ 178,650,938

- 89% of value change for 2025/26 came from transfers of ownership

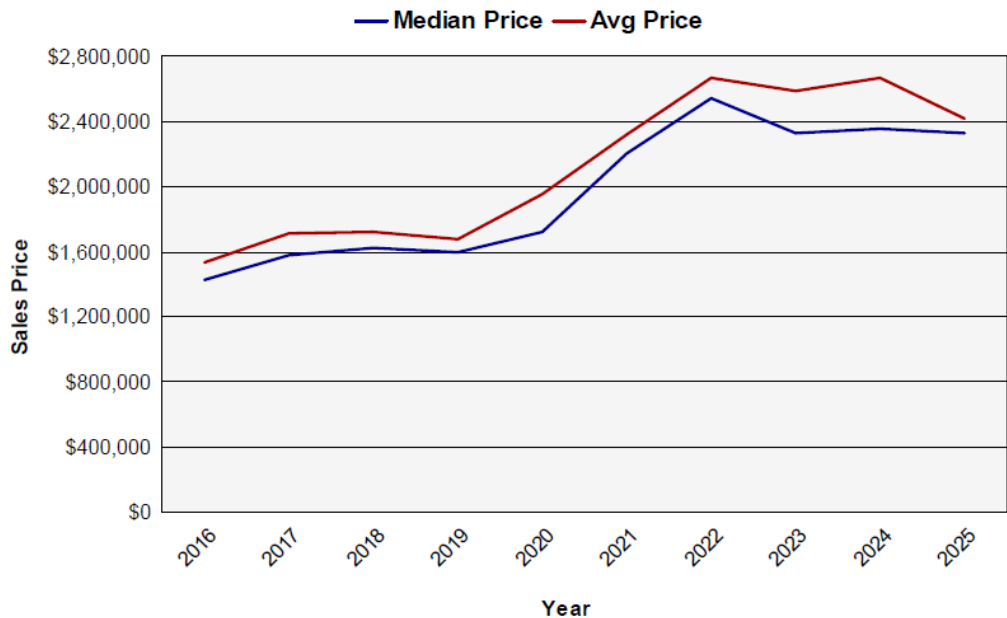


# CITY OF ROLLING HILLS ESTATES SALES VALUE HISTORY

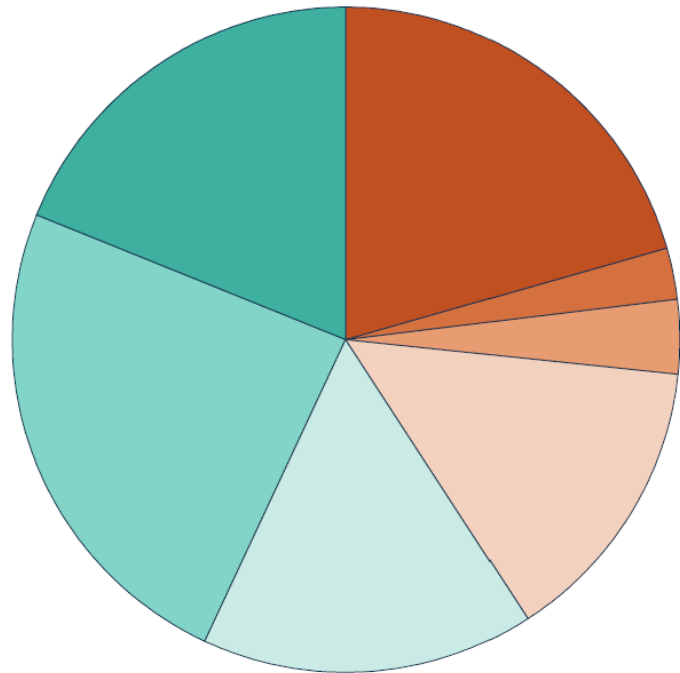
Detached Single Family Residential Full Value Sales (01/01/2016 - 12/31/2025)

# SINGLE FAMILY RESIDENTIAL SALES HISTORY

Year	Full Value Sales	Average Price	Median Price	Median % Change
2016	95	\$1,533,874	\$1,427,000	
2017	80	\$1,708,038	\$1,576,500	10.48%
2018	67	\$1,717,627	\$1,625,000	3.08%
2019	70	\$1,675,100	\$1,600,000	-1.54%
2020	109	\$1,951,445	\$1,720,000	7.50%
2021	91	\$2,318,627	\$2,200,000	27.91%
2022	66	\$2,670,356	\$2,537,500	15.34%
2023	48	\$2,590,302	\$2,325,000	-8.37%
2024	55	\$2,668,182	\$2,350,000	1.08%
2025	54	\$2,420,806	\$2,324,000	-1.11%



- Median home sale price has declined slightly since 2024 with a current median of \$2,324,000.
- Decline in median since 2022 is a result of more existing homes selling in the current market than new homes that were selling at RHCC at that time.
- Just 54 sales occurred in 2025.
- 2026 year to date median is down 9.85%



# SINGLE FAMILY PARCELS DECADE LAST SOLD

- 59% of the detached single-family parcels have sold since 2000.
- 18.7% have sold in just the last six years.
- 20.7% have not sold since new construction.
- Just 15 of the 388 Pre-Prop 13 homes sold in 2025.
- When Pre-Prop 13 homes sold in 2025, they are increased in value over 200% from the previous assessed value. This is down from over 900% from the prior year.

# 5-YEAR PROPERTY TAX PROJECTION

Rolling Hills Estates Five Year Property Tax Projection						
Tax Type	HdLCC Projection (revised) 2025-26	HdLCC Projection 2026-27	HdLCC Projection 2027-28	HdLCC Projection 2028-29	HdLCC Projection 2029-30	HdLCC Projection 2030-31
Secured property	3,118,363	3,225,018	3,366,374	3,513,968	3,668,077	3,828,986
Unsecured property	97,770	99,400	103,757	108,306	113,056	118,015
Unitary property*	23,880	26,482	26,482	26,482	26,482	26,482
Tax Redemption*	58,000	58,000	58,000	58,000	58,000	58,000
Taxpayer Refunds	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
Supplemental taxes	34,760	35,000	35,000	35,000	35,000	35,000
TEA Adjustment	199,659	200,000	200,000	200,000	200,000	200,000
Total Property Tax General Fund Revenue	3,492,432	3,603,900	3,749,613	3,901,756	4,060,615	4,226,483
Less Admin Fee	(41,091)	(42,399)	(44,243)	(46,168)	(48,178)	(50,276)
Net Property Tax General Fund Revenue	3,451,341	3,561,501	3,705,370	3,855,588	4,012,437	4,176,207
VLF In-Lieu	1,276,909	1,317,916	1,375,681	1,435,996	1,498,973	1,564,729
<b>Total Estimated Total Property Tax</b>	<b>4,728,250</b>	<b>4,879,417</b>	<b>5,081,051</b>	<b>5,291,584</b>	<b>5,511,410</b>	<b>5,740,936</b>
	3.2%	3.2%	4.1%	4.1%	4.2%	4.2%

# PALISADES AND EATON FIRE REVENUE IMPACTS UPDATE

- Minimal direct impacts to Rolling Hills Estates
- No significant increase in 2025 sale activity due to fire relocation
- There was a property tax deferral in specified zip codes had an impact on all agencies in 2024/25 as well as negative supplemental losses due to homes that were destroyed. These losses were temporary and were repaid with State money in February 2026. The amount of the Rolling Hills Estates repayment was about \$8,800.

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