

# THE LIST

## HIGHEST ASSESSED PROPERTIES

Ranked by assessed value

► NEXT WEEK

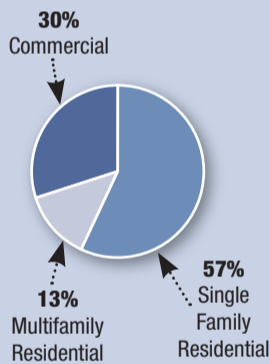
The 2014 Book of Lists

**THE PACESETTER:**

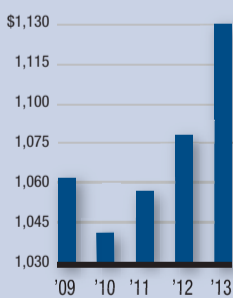
The Getty Center is the highest assessed property in Los Angeles County, with a total value of \$3.85 billion. The museum and its surrounding land increased in value by \$73 million compared with 2012. The non-profit J. Paul Getty Trust owns the property, which consists of a museum, research institute and offices for the Getty Foundation. Construction of the campus was completed in 1997. The property is nearly exempt from property taxes except for commercial areas such as a gift shop and café. The trust also owns the Getty Villa museum in Malibu.

**SOLD:** Two California Plaza, built in 1992, was foreclosed upon by lenders last year and sold in a trustee sale. Former owner MPG Office Trust was relieved of its obligation to a \$470 million mortgage loan on the property.

**Property Types**  
Percentage of L.A. County properties by assessed value.



**Continued Climb**  
Total assessed valuation of L.A. County properties, less exemptions. (in billions)



**Growing Values**  
Cities with greatest percent change in assessed value 2010-2011.

Santa Clarita	15.7%
Bradbury	10.2
West Hollywood	8.1
Cudahy	7.7
Culver City	7.4
Irwindale	7.3
Bell	6.9
Santa Monica	6.8
El Segundo	6.7
Beverly Hills	6.6

Source: L.A. County Assessor's Office 2013 Annual Report

Rank	Property • name • address	Assessed Value • 2013 • 2012 (in millions)	Description	Year Built	Exempt Value (in millions)	Owner • name • phone
1	<b>J. Paul Getty Center</b> 1200 Getty Center Drive Los Angeles 90049	\$3,853 \$3,780	museum, research institute	1997	\$3,838	J. Paul Getty Trust (310) 440-7300
2	<b>Chevron Refinery</b> 324 W. El Segundo Blvd. El Segundo 90245	1,796 1,845	refinery plant	1911	0	ChevronTexaco Corp. (310) 615-5000
3	<b>Tesoro Carson Refinery</b> 1801 E. Sepulveda Blvd. Carson 90749	1,535 1,860	refinery plant	1937	0	Tesoro Corp. (310) 522-6367
4	<b>Cedars-Sinai Medical Center<sup>1</sup></b> 8700 Beverly Blvd. Los Angeles 90048	1,406 1,219	hospital	1976	1,073	Cedars-Sinai Medical Center (310) 423-3277
5	<b>ExxonMobile Refinery</b> 3700 W. 190th St. Torrance 90504	1,377 1,378	refinery plant	1929	0	ExxonMobile Corp. (310) 212-2800
6	<b>Valero Refinery</b> 2402 E. Anaheim St. Wilmington 90744	928 931	refinery plant	1981	0	Valero Energy Corp. (562) 491-6621
7	<b>Anheuser Busch Brewery</b> 15800 Roscoe Blvd. Van Nuys 91406	807 835	brewery	1954	0	Anheuser Busch Inc. (818) 989-5300
8	<b>Port of Long Beach - Pier T Berths 132-140</b> 301 Hanjin Road Long Beach 90802	722 540	cargo terminal	2002	0	Hanjin Shipping Co./City of Long Beach (562) 256-2600
9	<b>University of Southern California</b> 3441 University Ave. Los Angeles 90007	712 741	private university	1880	708	University of Southern California (213) 740-2311
10	<b>Children's Hospital Los Angeles</b> 4650 Sunset Blvd. Los Angeles 90027	685 673	hospital	1901	672	Childrens Hospital Los Angeles (323) 660-2450
11	<b>Phillips 66 Wilmington Plant</b> 1660 W. Anaheim St. Wilmington 90744	659 724	refinery plant	1919	0	Phillips 66 (310) 952-6000
12	<b>Los Angeles County Museum of Art</b> 5905 Wilshire Blvd. Los Angeles 90036	622 617	museum	1965	622	Museum Associates (323) 857-6000
13	<b>Kaiser Permanente Downey Medical Center</b> 9333 Imperial Highway Downey 90242	585 387	hospital	2009	571	Kaiser Foundation Hospitals (562) 657-9000
14	<b>Port of Los Angeles - Pier 400 Phase I</b> 2500 Navy Way, Pier 400 Terminal Island 90731	550 540	cargo terminal	2002	0	APM Terminals Pacific/L.A. City Harbor Dept. (310) 221-4000
15	<b>Getty Villa</b> 17985 Pacific Coast Highway Pacific Palisades 90272	496 491	museum	2006	495	J. Paul Getty Trust (310) 440-7300
16	<b>ConocoPhillips Carson Plant</b> 1520 E. Sepulveda Blvd. Carson 90745	495 484	refinery plant	1946	0	ConocoPhillips (310) 952-6000
17	<b>Frederick R. Weisman Art Foundation</b> 265 N. Carolwood Drive Los Angeles 90077	480 482	museum	1940 <sup>2</sup>	480	Frederick R. Weisman Art Foundation (310) 277-5321
18	<b>Westfield Century City</b> 10250 Santa Monica Blvd. Los Angeles 90067	478 469	retail center	1964	0	Westfield Group (310) 277-3898
19	<b>Beverly Center</b> 8500 Beverly Blvd. Los Angeles 90048	477 468	retail center	1981	0	Taubman Co. (310) 854-0071
20	<b>Tesoro Los Angeles Refinery</b> 2101 E. Pacific Coast Highway Wilmington 90744	472 580	refinery plant	1928	0	Tesoro Corp. (310) 522-6000
21	<b>Bank of America Plaza</b> 333 S. Hope St. Los Angeles 90071	467 384	office building	1974	0	Brookfield Properties (213) 624-9100
22	<b>Huntington Memorial Hospital</b> 100 W. California Blvd. Pasadena 91105	453 436	hospital	1892	451	Pasadena Hospital Association (626) 397-5000
23	<b>Paramount Pictures Studios</b> 5451 Marathon St. Los Angeles 90038	449 425	film and TV studios	1926	0	Viacom Inc. (323) 956-5000
24	<b>St. John's Health Center</b> 2121 Santa Monica Blvd. Santa Monica 90404	447 438	hospital	1939	447	Sisters of Charity of Leavenworth Health System (310) 829-5511
25	<b>Two California Plaza</b> 350 S. Grand Ave. Los Angeles 90071	439 323	office building	1992	0	350 S. Grand Holdings LLC (213) 290-9617

<sup>1</sup> Includes the Advanced Sciences Health Pavilion building.

<sup>2</sup> Acquired by foundation in 1982.

NA - Not Available Note: Information provided by HDL Cos. Properties are ranked by assessed value. Dollar figures have been rounded. To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy

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