
**BUSINESS ASSESSMENT FACTORS
JANUARY 2024
CAA Position Paper 24-001
(USE FOR LIEN DATE JANUARY 1, 2024)**



FOREWORD

This document recommends several tables of equipment index, percent good, and valuation factors for use by all California Assessors in mass appraisal programs designed to derive the market value of California business property within a band of value that meets California property assessment appraisal standards.

If property is accurately reported on the California Business Property Statement for 2024 then application of the factors in this document will produce market value as of lien date 2024.

As first initiated by the California Assessors' Association in 2001, the commercial equipment index factors and the industrial equipment index factors in Tables 1 and 2 have been averaged into a single category of factors for each table. Use of a single category of factors for each type of equipment will provide replacement cost estimates within a reasonable band of value for assessment of business property.

Prior to approval of this document for 2002, county certified appraisers researched the issue of whether use of the index factors in Tables 1, 2, and 3 results in an estimate of replacement cost new or reproduction cost new. Assessor staff contacted representatives from the publications used to derive the index factors (Marshall and Swift Publication Company and the U. S. Bureau of Labor Statistics) while investigating this issue. Based on written material and oral responses, staff reaffirmed the conclusion drawn in prior years that use of index factors in this publication, when applied to a property's original cost, typically results in the equivalent of reproduction cost new.

Section VI provides the recommended composite factors that were calculated using the Assessors' Handbook Section 581 (AH 581) and the appropriate minimum percent good. Statewide equalization and assessment uniformity is enhanced through use of the composite factors.

Section I: Use of Equipment Index Factors

For Commercial equipment, use *Table 1* found at the conclusion of Section I of this publication. *Table 1* is a replication of *Table 1* found in the 2024 version of *AH 581*. In 2004, the Board of Equalization (BOE) switched to the same single index methodology recommended by the CAA. The *AH 581* Commercial Index Factors are derived using data published by the Marshall and Swift Publishing Company, *Marshall Valuation Services*. The table is an average of eleven separate commercial equipment indexes.

For Industrial machinery and equipment, use *Table 2* found at the conclusion of Section I of this publication. *Table 2* is a replication of *Table 2* found in the 2024 version of *AH 581*. In 2004, the BOE switched to the same single index methodology recommended by the CAA.

For Agricultural and Construction equipment, use *Table 3* found at the conclusion of Section I of this publication. *Table 3* is a replication of *Table 3* found in the 2024 version of *AH 581*.

Table 2 and Table 3 are averages of Producer Price Indexes that are published by the Bureau of Labor Statistics.

Effects of Technological Progress

If technological progress has occurred since the acquisition date of a piece of equipment the cost of producing a functionally superior piece of equipment may now be higher or lower. However, the impact of technological progress is excluded from the *Table 1* and *Table 2* index tables based on methodology used to remove price changes associated with “quality” enhancements. Since “quality” enhancement costs have already been identified and adjusted out of the tables, no additional adjustment is necessary.

Maximum Recommended Equipment Index Factor

Use a maximum equipment index factor when valuing equipment. The recommended maximum factor is the factor for an age equal to 125 percent of the estimated economic life.

Clarification is needed when application of the 125% rule does not produce a round number. (Example: 10- year life x 125% = 12.5 years). The recommended rounding convention when applying the 125% calculation for the index factor is as follows:

round down if the remainder is less than .5 and round up for .5 or greater

The recommended maximum index factor equal to 125 percent of the estimated economic life is summarized below.

Section I: Equipment Index Factors

Table a: 125% Rule

Age	125% Rule	Age x 125% Rule	Rounded Age
3	1.25	3.75	4
4	1.25	5.00	5
5	1.25	6.25	6
6	1.25	7.50	8
7	1.25	8.75	9
8	1.25	10.00	10
9	1.25	11.25	11
10	1.25	12.50	13
11	1.25	13.75	14
12	1.25	15.00	15
13	1.25	16.25	16
14	1.25	17.50	18
15	1.25	18.75	19
17	1.25	21.25	21
18	1.25	22.50	23
20	1.25	25.00	25
22	1.25	27.50	28
25	1.25	31.25	31
30	1.25	37.50	38
35	1.25	43.75	44
40	1.25	50.00	50

Exceptions to use of “Equipment Index Factors”:

If the “Remarks” Section of the Economic Life and Minimum Percent Good Table found in Section IV of this document contains an indexing recommendation, then that recommendation takes precedence. (As an example, some categories of property include the remarks, “untrended”. Do not apply any indexing to those categories of property.)

Section I: Equipment Index Factors**Table 1: Commercial Equipment**

Age	Year	Average
1	2023	100
2	2022	102
3	2021	118
4	2020	129
5	2019	129
6	2018	134
7	2017	139
8	2016	141
9	2015	141
10	2014	142
11	2013	144
12	2012	145
13	2011	150
14	2010	154
15	2009	153
16	2008	157
17	2007	163
18	2006	171
19	2005	178
20	2004	190
21	2003	196
22	2002	199
23	2001	200
24	2000	202
25	1999	205
26	1998	206
27	1997	208
28	1996	211
29	1995	214
30	1994	221
31	1993	228
32	1992	232
33	1991	236
34	1990	240
35	1989	247
36	1988	260
37	1987	270
38	1986	275
39	1985	278
40	1984	283

Section I: Equipment Index Factors**Table 2: Industrial Equipment**

Age	Year	Average
1	2023	100
2	2022	105
3	2021	118
4	2020	128
5	2019	129
6	2018	132
7	2017	136
8	2016	138
9	2015	138
10	2014	139
11	2013	141
12	2012	142
13	2011	144
14	2010	148
15	2009	148
16	2008	149
17	2007	156
18	2006	160
19	2005	165
20	2004	171
21	2003	178
22	2002	179
23	2001	179
24	2000	180
25	1999	182
26	1998	184
27	1997	186
28	1996	189
29	1995	193
30	1994	199
31	1993	203
32	1992	206
33	1991	210
34	1990	215
35	1989	222
36	1988	232
37	1987	243
38	1986	247
39	1985	251
40	1984	257

Section I: Equipment Index Factors**Table 3: Agricultural and Construction Equipment**

Age	Year	Agricultural	Construction
1	2023	100	100
2	2022	105	108
3	2021	122	119
4	2020	130	125
5	2019	133	127
6	2018	137	133
7	2017	139	134
8	2016	140	135
9	2015	142	136
10	2014	143	138
11	2013	146	140
12	2012	147	144
13	2011	150	150
14	2010	155	155
15	2009	158	155
16	2008	163	160
17	2007	171	165
18	2006	176	169
19	2005	180	176
20	2004	190	187
21	2003	196	193
22	2002	199	196
23	2001	202	198
24	2000	205	199
25	1999	207	201
26	1998	210	204
27	1997	212	208
28	1996	215	212
29	1995	221	216
30	1994	230	221
31	1993	236	224
32	1992	243	230
33	1991	251	236
34	1990	259	243
35	1989	268	252
36	1988	280	265
37	1987	288	272
38	1986	289	277
39	1985	290	281
40	1984	292	285

Section II: Use of Equipment Percent Good Factors

Use the “*Table 4: Machinery and Equipment Percent Good Factors*” found in the *January 2024 Assessors’ Handbook Section 581*. *Table 4* is replicated in this document. See the additional narrative in this section to determine if a minimum percent good factor needs to be applied.

To use *Table 4*, apply the economic life recommendations found in Section IV of this document.

When valuing Construction Mobile Equipment, use the appropriate “New” or “Used” percent good factors found in *Table 5* of the *January 2024 AH 581*. When valuing Agricultural Mobile Equipment, use the appropriate “New” or “Used” percent good factors found in *Table 6* of the *January 2024 AH 581*. These “New” and “Used” factors may not be averaged unless the taxpayer does not indicate if the property was acquired new or used. *Tables 5* and *6* are replicated in this document.

Minimum Recommended Equipment Percent Good Factor

Use a minimum equipment percent good factor when valuing the property categories identified in Section IV of this document unless Section IV remarks indicate otherwise. The minimum percent good factor is applied after you determine replacement cost new (RCN). Application of a minimum percent good factor is necessary because the marketplace recognizes that property in the late stages of its economic life still maintains a minimum fair market value.

Assessors’ Handbook Section 501, Basic Appraisal, discusses minimum value and defines salvage value as “the value of a property at the end of its economic life in its present use; the estimated market value for an entire property or for a part of a property that is removed from the premises for use elsewhere.”

Marshall Valuation Services publishes suggested salvage value in terms of percent good for a variety of commercial and industrial equipment and fixtures by industry. The average minimum percent good of the twenty-one commercial industries listed is 10 percent. The average minimum of the twenty-seven industrial industries listed is 9 percent.

Based on minimum percent good market data it is recommended that you use a minimum percent good factor of nine (9) percent for industrial property (*Table 4b*), ten (10) percent for commercial property (*Table 4a*), ten (10) percent for untrended property, ten (10) percent for non-mobile construction property and eleven (11) percent for fixed agricultural property when applying the *Table 4* percent good factors for lien date 2024.

Here is an example for applying the minimum percent good factor: Property is identified as “commercial” with a 10-year average service life. The property is 13 years old on lien date.

First, calculate the replacement cost new (RCN) for the property by applying the appropriate index factor from *Table 1* and considering the maximum recommended index factor using the 125% rule. After calculating RCN, you now apply a percent good factor from *Table 4*. The factor for 13-year old equipment that belongs in a 10-year average service life category is 8%. Since 8% is less than the minimum percent good recommended for commercial property, do not use the 8% factor. Use the minimum percent good factor for commercial equipment, which is 10%.

Table 4: Machinery and Equipment Percent Good Factors
Individual Properties – Average Service Life
4.50% Rate of Return
BOE AH 581 Table 4

Year Acq'd	Age	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40	Year Acq'd
2023	1	66	75	80	84	86	88	90	91	92	93	93	94	95	95	96	96	97	97	98	98	99	2023
2022	2	37	51	61	68	73	76	79	82	84	85	87	88	89	91	91	93	94	95	96	97	98	2022
2021	3	16	31	43	52	59	65	69	73	75	78	80	82	83	86	87	89	90	92	94	95	96	2021
2020	4	6	16	28	38	47	54	59	63	67	70	73	75	78	81	82	85	87	89	92	94	95	2020
2019	5		8	17	26	35	43	49	55	59	63	66	69	72	76	78	81	83	86	90	92	94	2019
2018	6		3	9	17	25	33	40	46	51	56	60	63	66	71	73	77	80	83	87	90	92	2018
2017	7			5	10	18	25	32	38	44	49	53	57	60	66	68	72	76	80	85	88	91	2017
2016	8			1	6	12	18	24	31	36	42	46	51	54	61	63	68	72	77	83	87	89	2016
2015	9				3	7	12	18	24	30	35	40	45	49	56	59	64	68	74	80	85	88	2015
2014	10					4	9	13	19	24	29	34	39	43	51	54	60	65	70	78	83	86	2014
2013	11					1	6	10	14	19	24	29	34	38	46	49	56	61	67	75	81	85	2013
2012	12						3	7	11	15	19	24	28	33	41	45	51	57	64	73	79	83	2012
2011	13							4	8	11	15	20	24	28	37	40	47	53	61	70	77	82	2011
2010	14							2	6	9	12	16	20	24	32	36	43	49	57	67	75	80	2010
2009	15								3	6	10	13	17	20	28	32	39	46	54	65	72	78	2009
2008	16								1	4	7	11	14	17	25	28	36	42	51	62	70	77	2008
2007	17									2	5	8	11	14	21	25	32	39	48	59	68	75	2007
2006	18										3	6	9	12	18	22	29	35	44	57	66	73	2006
2005	19											1	4	7	10	15	18	25	32	41	54	64	2005
2004	20												2	5	8	13	16	22	28	38	51	61	2004
2003	21													3	6	11	14	20	26	35	49	59	2003
2002	22														2	4	9	12	17	23	32	46	2002
2001	23															2	8	10	15	20	29	43	2001
2000	24															1	6	9	13	18	27	41	2000
1999	25																5	7	12	16	24	38	1999
1998	26																2	5	10	15	22	35	1998
1997	27															1	4	9	12	20	33	45	1997
1996	28																2	7	11	18	31	43	1996
1995	29																1	6	10	16	28	41	1995
1994	30																	4	9	15	26	38	1994
1993	31																	3	7	13	24	36	1993
1992	32																	1	5	12	22	34	1992
1991	33																		4	11	21	32	1991
1990	34																		2	9	19	30	1990
1989	35																		2	8	17	28	1989
1988	36																			7	16	26	1988
1987	37																			5	15	24	1987
1986	38																			4	13	23	1986
1985	39																			3	13	22	1985
1984	40																			1	11	20	1984

Table 4a: Commercial Percent Good Factors Individual Properties

Average Service Life
4.50% Rate of Return
Minimum Percent Good 10%

Year Acq'd	Age	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40	Year Acq'd		
2023	1	66	75	80	84	86	88	90	91	92	93	93	94	95	95	96	96	97	97	98	98	99	2023		
2022	2	37	51	61	68	73	76	79	82	84	85	87	88	89	91	91	93	94	95	96	97	98	2022		
2021	3	16	31	43	52	59	65	69	73	75	78	80	82	83	86	87	89	90	92	94	95	96	2021		
2020	4	10	16	28	38	47	54	59	63	67	70	73	75	78	81	82	85	87	89	92	94	95	2020		
2019	5		10	17	26	35	43	49	55	59	63	66	69	72	76	78	81	83	86	90	92	94	2019		
2018	6			10	17	25	33	40	46	51	56	60	63	66	71	73	77	80	83	87	90	92	2018		
2017	7				10	18	25	32	38	44	49	53	57	60	66	68	72	76	80	85	88	91	2017		
2016	8					12	18	24	31	36	42	46	51	54	61	63	68	72	77	83	87	89	2016		
2015	9					10	12	18	24	30	35	40	45	49	56	59	64	68	74	80	85	88	2015		
2014	10						10	13	19	24	29	34	39	43	51	54	60	65	70	78	83	86	2014		
2013	11							10	14	19	24	29	34	38	46	49	56	61	67	75	81	85	2013		
2012	12								11	15	19	24	28	33	41	45	51	57	64	73	79	83	2012		
2011	13								10	11	15	20	24	28	37	40	47	53	61	70	77	82	2011		
2010	14									10	12	16	20	24	32	36	43	49	57	67	75	80	2010		
2009	15										10	13	17	20	28	32	39	46	54	65	72	78	2009		
2008	16											11	14	17	25	28	36	42	51	62	70	77	2008		
2007	17											10	11	14	21	25	32	39	48	59	68	75	2007		
2006	18												10	12	18	22	29	35	44	57	66	73	2006		
2005	19													10	15	18	25	32	41	54	64	71	2005		
2004	20														13	16	22	28	38	51	61	69	2004		
2003	21															11	14	20	26	35	49	59	67	2003	
2002	22															10	12	17	23	32	46	57	65	2002	
2001	23																10	15	20	29	43	54	63	2001	
2000	24																	13	18	27	41	52	62	2000	
1999	25																		12	16	24	38	50	60	1999
1998	26																		10	15	22	35	48	58	1998
1997	27																			12	20	33	45	56	1997
1996	28																			11	18	31	43	54	1996
1995	29																			10	16	28	41	51	1995
1994	30																				15	26	38	50	1994
1993	31																				13	24	36	47	1993
1992	32																				12	22	34	45	1992
1991	33																				11	21	32	43	1991
1990	34																				10	19	30	42	1990
1989	35																					17	28	39	1989
1988	36																					16	26	38	1988
1987	37																					15	24	36	1987
1986	38																					13	23	34	1986
1985	39																					13	22	32	1985
1984	40																					11	20	31	1984

Table 4b: Industrial Percent Good Factors Individual Properties

Average Service Life
4.50% Rate of Return
Minimum Percent Good 9%

Year Acq'd	Age	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40	Year Acq'd	
2023	1	66	75	80	84	86	88	90	91	92	93	93	94	95	95	96	96	97	97	98	98	99	2023	
2022	2	37	51	61	68	73	76	79	82	84	85	87	88	89	91	91	93	94	95	96	97	98	2022	
2021	3	16	31	43	52	59	65	69	73	75	78	80	82	83	86	87	89	90	92	94	95	96	2021	
2020	4	9	16	28	38	47	54	59	63	67	70	73	75	78	81	82	85	87	89	92	94	95	2020	
2019	5		9	17	26	35	43	49	55	59	63	66	69	72	76	78	81	83	86	90	92	94	2019	
2018	6			9	17	25	33	40	46	51	56	60	63	66	71	73	77	80	83	87	90	92	2018	
2017	7				10	18	25	32	38	44	49	53	57	60	66	68	72	76	80	85	88	91	2017	
2016	8				9	12	18	24	31	36	42	46	51	54	61	63	68	72	77	83	87	89	2016	
2015	9					9	12	18	24	30	35	40	45	49	56	59	64	68	74	80	85	88	2015	
2014	10						9	13	19	24	29	34	39	43	51	54	60	65	70	78	83	86	2014	
2013	11							10	14	19	24	29	34	38	46	49	56	61	67	75	81	85	2013	
2012	12							9	11	15	19	24	28	33	41	45	51	57	64	73	79	83	2012	
2011	13								9	11	15	20	24	28	37	40	47	53	61	70	77	82	2011	
2010	14									9	12	16	20	24	32	36	43	49	57	67	75	80	2010	
2009	15										10	13	17	20	28	32	39	46	54	65	72	78	2009	
2008	16										9	11	14	17	25	28	36	42	51	62	70	77	2008	
2007	17											9	11	14	21	25	32	39	48	59	68	75	2007	
2006	18												9	12	18	22	29	35	44	57	66	73	2006	
2005	19													10	15	18	25	32	41	54	64	71	2005	
2004	20													9	13	16	22	28	38	51	61	69	2004	
2003	21														11	14	20	26	35	49	59	67	2003	
2002	22															9	12	17	23	32	46	57	65	2002
2001	23																10	15	20	29	43	54	63	2001
2000	24																9	13	18	27	41	52	62	2000
1999	25																	12	16	24	38	50	60	1999
1998	26																	10	15	22	35	48	58	1998
1997	27																	9	12	20	33	45	56	1997
1996	28																		11	18	31	43	54	1996
1995	29																		10	16	28	41	51	1995
1994	30																		9	15	26	38	50	1994
1993	31																			13	24	36	47	1993
1992	32																			12	22	34	45	1992
1991	33																			11	21	32	43	1991
1990	34																			9	19	30	42	1990
1989	35																				17	28	39	1989
1988	36																				16	26	38	1988
1987	37																				15	24	36	1987
1986	38																				13	23	34	1986
1985	39																				13	22	32	1985
1984	40																				11	20	31	1984

Table 5: Construction Mobile Equipment Percent Good Factors

Year Acq'd	Age	New	Used	Average
2023	1	74	91	83
2022	2	66	81	74
2021	3	60	74	67
2020	4	55	68	62
2019	5	51	62	57
2018	6	47	58	53
2017	7	42	52	47
2016	8	38	47	43
2015	9	35	43	39
2014	10	31	38	35
2013	11	28	34	31
2012	12	26	32	29
2011	13	24	29	27
2010	14	22	27	25
2009	15	20	25	23
2008	16	19	23	21
2007	17	16	20	18
2006	18	13	17	15
2005	19	12	13	13
2004	20	11	11	11
2003	21		9	

Table 6: Agricultural Mobile Equipment Percent Good Factors

		Except Harvesters			Harvesters		
Year	Age	New	Used	Average	New	Used	Average
2023	1	78	92	85	74	90	82
2022	2	70	82	76	64	78	71
2021	3	64	75	70	57	69	63
2020	4	58	68	63	50	60	55
2019	5	52	62	57	43	53	48
2018	6	47	56	52	38	46	42
2017	7	42	50	46	33	40	37
2016	8	38	45	42	29	35	32
2015	9	34	40	37	25	30	28
2014	10	30	36	33	21	26	24
2013	11	27	32	30	19	23	21
2012	12	25	30	28	17	21	19
2011	13	23	28	26	15	18	17
2010	14	22	26	24		16	
2009	15	20	23	22		14	
2008	16	18	21	20		14	
2007	17		19				
2006	18		17				
2005	19						

Section III: Use of Valuation Factors

When valuing computers use the “*Table 7: Non-Production Computer Valuation Factors*” found in the *January 2024 Assessors’ Handbook Section 581*.

When valuing semiconductor manufacturing equipment and fixtures, use the “*Table 8: Semiconductor Manufacturing Equipment & Fixtures Valuation Factors*” found in the *January 2024 Assessors’ Handbook Section 581*.

When valuing “Biopharmaceutical Industry” equipment and fixtures, use “*Table 9: Biopharmaceutical Industry Equipment & Fixtures Valuation Factors*” found in the *January 2024 Assessors’ Handbook Section 581*.

When valuing “Document Processors” (copiers), use “*Table 10: Document Processor Valuation Factors*” found in the *January 2024 Assessors’ Handbook Section 581*.

When valuing billboards in 2024, use the following methodology based on the analysis and recommendation of the CAA Billboard Committee: When billboards change ownership or are newly constructed, establish the base year value using the current Caltrans schedule. The *Caltrans Payment Schedule for Poster Panel Removal* is available at the Caltrans website <https://dot.ca.gov>. Each year thereafter, compare the factored base year value of the billboard to the fair market value as established by the current Caltrans schedule and enroll the lower value. Historically, Caltrans current values have been more than the factored base year value. For those billboards for which a base year has been previously established, the ability to correct base year values is statutorily limited pursuant to Revenue and Taxation Code Section 51.5. Questions regarding billboard assessments should be addressed to the Business Property Subcommittee members who will direct your question to the Billboard Committee.

When valuing Offset Lithographic Printing Presses, use “*Table 11: Offset Lithographic Printing Presses Valuation Factors*” found in the *January 2024 Assessors’ Handbook Section 581*.

Set-Top Box Factor Table

The Set-Top Box Factor Table (Table J) is intended to be used on set-top boxes defined as an information appliance device that connects to a television with an external source of signal that displays on the television screen or other display device. These are typically used in cable and satellite television. This lifing study was completed by the CAA Ad Hoc Valuation Committee and approved by the CAA in August 2015.

Gaming Equipment Factor Tables

The Gaming Equipment Tables (Table L & M) are intended to be used on casino gaming equipment. These are based on the annual publication: State of Nevada Department of Taxation Personal Property Manual (www.tax.state.nv.us).

Examples of Electronic Slot Machines (Table L):

- Electronic Slot Machines
- Player Tracking Systems
- Electronic Slot Machines Signs

Examples of Mechanical Slot Machines and Other Gaming Equipment (Table M):

- Players Tables (i.e.: poker, craps, roulette)
- Playing Cards Shuffler
- Gaming Chips

Section IV: Economic Life and Percent Good

Use the recommended “life” and “minimum percent good” factors from the table contained in this section. The table is intended for use when valuing property reported on Schedule A of the California Business Property Statement.

The Section IV Table starts immediately following the “Section V: Technical Clarifications” narrative.

Section V: Technical Clarifications

High Technology Medical Equipment – The following definition of high-tech medical equipment has been adopted by the CAA for use with the Business Factors.

Computerized, software intensive, tangible personal property which experiences rapid technological advances and is used for screening, monitoring, analyzing and interpreting data for the diagnosis and/or treatment of human patients in a medical or hospital environment. “High Technology Medical Equipment” includes equipment, which because of the level of computer and applied technology content, can reasonably be expected to become obsolete before the expiration of its physical useful life.

Connection of equipment to a computer does not in and of itself constitute high technological medical equipment. Each type or category of equipment should be evaluated to determine its status as high-tech medical equipment.

Examples of High Technology Medical Equipment:

Single-Photon Emission Computed Tomograph equipment (SPECT)
Intensity Modulated Radiation Therapy (IMRT)
Automated Three Dimensional Conformal Radiation Therapy (3D-CRT)
Computed Axial Tomography equipment (CAT)
Magnetic Resonance Imaging equipment (MRI)
Positron Emission Tomography scanners (PET)
Digital radiographic systems
Digital fluoroscopic systems
Computer controlled surgical equipment
Diaphanography equipment

The life of this high-tech medical equipment is an eight year untrended life.

The following categories are generic and could contain either non-high tech or high-tech medical equipment; therefore, the entire category should not be considered high tech.

Cardiac telemetry equipment
Diagnostic ultrasound scanners
Clinical chemistry analyzers
Image analyzers
Various monitoring systems

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Aerospace Industry (Airframe)	12	Table 4 and apply minimum percent good	Manufacturing machinery
Agriculture / Farm	15	Table 4 and apply minimum percent good	Use Table 3 for Index
Agriculture / Mobile	See Remarks	Table 6 and apply minimum percent good	Use Table 6 as published in AH581 and Table 3 for Index
Airlines - Commercial	16 or 20 - S.L.		Methodology set by CAA Aircraft Subcommittee
Amusement (Miniature Golf etc.)	10	Table 4 and apply minimum percent good	Includes miniature Race Car, Batting Practice Cages
Amusement (Theme Parks)	15	Table 4 and apply minimum percent good	Disneyland type parks
Apartment Equipment/Furniture	8	Table 4 and apply minimum percent good	
Apparel Mfg.	12	Table 4 and apply minimum percent good	
ATM (Composite)	12	Table 4 and apply minimum percent good	Los Angeles Study
ATM (Only)	10	Table 4 and apply minimum percent good	ATM units only with no peripherals. Los Angeles Study
Automotive Repair - Service	10	Table 4 and apply minimum percent good	
Bakeries	15	Table 4 and apply minimum percent good	
Bank Fixtures (Composite)	15	Table 4 and apply minimum percent good	If no property detail is provided
Banks (Category 1. Counter Lines, etc.)	15	Table 4 and apply minimum percent good	Category description is from BOE-571 alternate schedule A
Banks (Category 2. Signs, Cameras, etc.)	10	Table 4 and apply minimum percent good	Category description is from BOE-571 alternate schedule A
Banks (Category 3. Carpets, Drapes)	8	Table 4 and apply minimum percent good	Category description is from BOE-571 alternate schedule A
Banks (Category 5. Vault Doors, Night Dep.)	40	Table 4 and apply minimum percent good	Category description is from BOE-571 alternate schedule A
Banks (Category 6. Drive Up Windows, etc.)	20	Table 4 and apply minimum percent good	Category description is from BOE-571 alternate schedule A
Barber Shop	12	Table 4 and apply minimum percent good	
Batch Plants (Concrete & Asphalt)	20	Table 4 and apply minimum percent good	
Beauty Salon	12	Table 4 and apply minimum percent good	
Billboards	See Remarks		Use Caltrans schedule as described in Section III

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Billiard Rooms	15	Table 4 and apply minimum percent good	
Biopharmaceutical - Manufacturing Equipment	See Remarks		Use AH581 Table 9
Biopharmaceutical - Specialized	See Remarks		Use AH581 Table 9
Blue Printing / Map Making	12	Table 4 and apply minimum percent good	
Book Binders	15	Table 4 and apply minimum percent good	
Bottling Plants (Other than Breweries)	15	Table 4 and apply minimum percent good	
Bowling Alleys	15	Table 4 and apply minimum percent good	
Breweries	15	Table 4 and apply minimum percent good	
Brick, Sewer Pipe, Terra Cotta & Tile Mfg.	17	Table 4 and apply minimum percent good	
Cable Equipment			No recommendation at this time due to appeals and litigation.
Canneries	17	Table 4 and apply minimum percent good	
Casino--Electronic Slot Machines	See Remarks		Use Table L published in CAA Position Paper 16-001
Casino--Mechanical Slot Machines	See Remarks		Use Table M published in CAA Position Paper 16-001
Casino--Other Gaming Equipment	See Remarks		Use Table M published in CAA Position Paper 16-001
Car Wash	12	Table 4 and apply minimum percent good	
Cargo Containers	20	Table 4 and apply minimum percent good	
Cell Phone Tower	25	Table 4 and apply minimum percent good	
Cement Manufacturing	30	Table 4 and apply minimum percent good	Life revised in 2008 from 20 to 30 years
Chemicals and Allied Products Mfg.	15	Table 4 and apply minimum percent good	Except Refineries
Circuit Board Manufacturing	8	Table 4 and apply minimum percent good	
Cocktail Lounges (Bars & Saloons)	12	Table 4 and apply minimum percent good	
Cogeneration (Power Plants)	20	Table 4 and apply minimum percent good	
Computers - LAN Equipment	See Remarks		Use AH581 Table 7: Computer Valuation Factors
Computers - Personal Computers	See Remarks		Use AH581 Table 7: Computer Valuation Factors
Construction - Mobile	See Remarks		Use AH581 Table 5
Construction / Demolition Contractor	12	Table 4 and apply minimum percent good	Use AH581 Table 3 Index

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Cotton Gins	15	Table 4 and apply minimum percent good	Use the AH581 Table 3 Agricultural Index
Dairies	15	Table 4 and apply minimum percent good	Use the AH581 Table 3 Agricultural Index
Dental Lab	12	Table 4 and apply minimum percent good	
Dentist	12	Table 4 and apply minimum percent good	
Document Processor Equipment (Copiers)	See Remarks		Use the AH581 Table 10 Document Processor Valuation Factors
Drug / Pharmaceutical Mfg	12	Table 4 and apply minimum percent good	
Dry Cleaners (Commercial)	15	Table 4 and apply minimum percent good	
Electronic Equipment Mfg.	10	Table 4 and apply minimum percent good	
Fab Metal Products Mfg. Suppliers	15	Table 4 and apply minimum percent good	
Facsimile	6	Table 4 and apply minimum percent good	Untrended
Food Processing	15	Table 4 and apply minimum percent good	
Forklifts	10	Table 4 and apply minimum percent good	
Furniture Mfg / Wood Working	15	Table 4 and apply minimum percent good	
Gas Cylinders (Other than Propane)	20	Table 4 and apply minimum percent good	
Gas Distribution - Industrial	15	Table 4 and apply minimum percent good	Except for gas cylinders
Glass and Glass Product Mfg	15	Table 4 and apply minimum percent good	
Glass Bottle Forming Equipment	8	Table 4 and apply minimum percent good	
Golf Carts	6	Table 4 and apply minimum percent good	
Grocery Stores - Convenience	12	Table 4 and apply minimum percent good	Excludes Gasoline Service Property
Grocery Stores - Supermarkets	12	Table 4 and apply minimum percent good	Reviewed 2022, refer to www.calassessor.org
Health Clubs (Athletic Clubs)	10	Table 4 and apply minimum percent good	
Hospitals	12	Table 4 and apply minimum percent good	
Hotels & Motels (Furnishings)	8	Table 4 and apply minimum percent good	

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Ice Plant	15	Table 4 and apply minimum percent good	
Janitorial & Maintenance Services	8	Table 4 and apply minimum percent good	
Kidney Dialysis Machines	10	Table 4 and apply minimum percent good	Reviewed 2023, refer to www.calassessor.org
Laboratory Equipment	10	Table 4 and apply minimum percent good	
Laundries - Coin Operated	10	Table 4 and apply minimum percent good	
Laundries - Commercial	15	Table 4 and apply minimum percent good	
Machine Shops	12	Table 4 and apply minimum percent good	Composite includes Computer Numeric Control (CNC) property
Mailing & Shipping Services - Large	15	Table 4 and apply minimum percent good	eg. UPS
Medical Equipment - High Tech	8	Table 4 and apply minimum percent good	UNTRENDED. See Section V. for definition
Medical Offices and Clinics	12	Table 4 and apply minimum percent good	
Mineral and Construction Aggregate Extraction	20	Table 4 and apply minimum percent good	Reviewed 2016, refer to www.calassessor.org
Mortuaries	15	Table 4 and apply minimum percent good	
Newspaper Publisher	15	Table 4 and apply minimum percent good	
Office Furniture & Equipment	12	Table 4 and apply minimum percent good	
Pagers (one-way) & Mobile Phones	4	Table 4 and apply minimum percent good	UNTRENDED. See LTA 96/25 Dated April 22, 1996
Paper Product Manufacturing	15	Table 4 and apply minimum percent good	
Photo Labs - Commercial	10	Table 4 and apply minimum percent good	
Photo Labs - One Hour	8	Table 4 and apply minimum percent good	
Plastics Manufacturing	15	Table 4 and apply minimum percent good	
Point-of-Sale	8	Table 4 and apply minimum percent good	UNTRENDED
Postage Meters	10	Table 4 and apply minimum percent good	
Print Shop	12	Table 4 and apply minimum percent good	
Printing Presses (Offset)		See Remarks	Use AH581 Table 11
Production Printers (High Speed)	8	Table 4 and apply minimum percent good	UNTRENDED
Propane Tanks	30	Table 4 and apply minimum percent good	
Radio / TV Broadcast Studios			No recommendation

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Recyclers	15	Table 4 and apply minimum percent good	
Restaurants - Fast Food Chains	12	Table 4 and apply minimum percent good	
Restaurants - Regular	12	Table 4 and apply minimum percent good	
Retail Store - Others	12	Table 4 and apply minimum percent good	Reviewed 2016, refer to www.calassessor.org
Retail Store - Warehouse	15	Table 4 and apply minimum percent good	
Sand / Dirt / Gravel- Retail / Wholesale Suppliers	15	Table 4 and apply minimum percent good	Reviewed 2016, refer to www.calassessor.org
Satellite Dishes - Residential	6	Table 4 and apply minimum percent good	Untrended
Schools	12	Table 4 and apply minimum percent good	
Security and Surveillance Equipment	10	Table 4 and apply minimum percent good	
Semiconductor Mfg. Equipment (excludes fixtures)	See Remarks		Use AH581 Table 8
Semiconductor Mfg. Fixtures	See Remarks		Use AH581 Table 8
Service Stations (Excluding Tanks)	12	Table 4 and apply minimum percent good	Except for underground tanks
Service Stations (Underground Tanks)	25	Table 4 and apply minimum percent good	
Set-Top Boxes	See Remarks		Use CAA Table J
Sheet Metal Manufacturing	15	Table 4 and apply minimum percent good	
Ship and Boat Builders	15	Table 4 and apply minimum percent good	
Shopping Carts	5	Table 4 and apply minimum percent good	
Signs	12	Table 4 and apply minimum percent good	
Ski Lifts	15	Table 4 and apply minimum percent good	
Storage Bins - Trash	12	Table 4 and apply minimum percent good	
Sugar and Sugar Product Mfg.	20	Table 4 and apply minimum percent good	
Telephone and Communication	10	Table 4 and apply minimum percent good	
Test Equipment	8	Table 4 and apply minimum percent good	
Textile Mill Products Manufacturing	15	Table 4 and apply minimum percent good	
Theatres – Excluding Projectors	15	Table 4 and apply minimum percent good	
Theatres – Digital Projectors	10	Table 4 and apply minimum percent good	Untrended. Reviewed 2017, refer to www.calassessor.org

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Tools / Tooling	5	Table 4 and apply minimum percent good	
Vending Equipment	8	Table 4 and apply minimum percent good	
Video Games	4	Table 4 and apply minimum percent good	Untrended
Warehouse Equipment	15	Table 4 and apply minimum percent good	
Wind Machines - Agricultural	25	Table 4 and apply minimum percent good	Use Table 3 Agricultural Equipment Index
Winery (Except Tanks)	15	Table 4 and apply minimum percent good	Composite life except for tanks
Winery Tanks - Stainless Steel	40	Table 4 and apply minimum percent good	

Section VI: Valuation Factors

Section VI provides the recommended composite factors and specific equipment/fixture factors to be used in valuing personal property and fixtures for 2024. These valuation factors are based on the following:

- Assessors' Handbook Section 581, January 2024
- California Assessors' Association Economic Life & Minimum Percent Good Table (Section IV), January 2024

Deriving Composite Factors

These factors were calculated using Assessors' Handbook Section 581 and the appropriate minimum percent good is applied. An example of calculating these factors is as follows:

Example:

A taxpayer acquired tools for \$10,000 in 2020. What is the composite factor and resulting assessed value?

Step 1: Determine the appropriate life using Section IV of the CAA Position Paper.

Section IV

**California Assessors' Association
Economic Life and Minimum Percent Good Table
January 2024**

Category	Life (In Years)	% Good (See Explanation in Section II)	Remarks
Tools / Tooling	5	Table 4 and apply minimum percent good	

Step 2: Determine the appropriate percent good factor using Assessors' Handbook Section 581, Table 4. The appraiser estimates a 5-year life; therefore, the appropriate percent good factor is 28%.

Year Acq'd	Age	3	4	5	6
2023	1	66	75	80	84
2022	2	37	51	61	66
2021	3	16	31	43	50
2020	4	6	16	28	33

Step 3: Determine the appropriate equipment index factor using Assessors' Handbook 581, Table 1. The equipment was acquired in 2020; therefore, the appropriate index factor is 129.

Section I: Equipment Index Factors

Table 1: Commercial Equipment

Age	Year	Average
1	2023	100
2	2022	102
3	2021	118
4	2020	129

Step 4: Multiply the percent good factor and the index factor to determine the valuation factor.

$$28\% \times 1.29 = 36.12\% \text{ (36\% rounded)}$$

Step 5: Multiply the valuation factor and the historical cost of the tools to determine the assessed value.

$$\$10,000 \times 36\% = \$3,600 \text{ Value}$$

TABLE A
Commercial Composite Factors

Age:																					
Year	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40
2023	66	75	80	84	86	88	90	91	92	93	93	94	95	95	96	96	97	97	98	98	99
2022	38	52	62	69	74	78	81	84	86	87	89	90	91	93	93	95	96	97	98	99	100
2021	19	37	51	61	70	77	81	86	89	92	94	97	98	101	103	105	106	109	111	112	113
2020	13	21	36	49	61	70	76	81	86	90	94	97	101	104	106	110	112	115	119	121	123
2019	13	13	22	34	45	55	63	71	76	81	85	89	93	98	101	104	107	111	116	119	121
2018		13	13	23	34	44	54	62	68	75	80	84	88	95	98	103	107	111	117	121	123
2017			13	14	25	35	44	53	61	68	74	79	83	92	95	100	106	111	118	122	126
2016				14	17	25	34	44	51	59	65	72	76	86	89	96	102	109	117	123	125
2015				14	14	17	25	34	42	49	56	63	69	79	83	90	96	104	113	120	124
2014					14	14	18	27	34	41	48	55	61	72	77	85	92	99	111	118	122
2013						14	14	20	27	35	42	49	55	66	71	81	88	96	108	117	122
2012							14	16	22	28	35	41	48	59	65	74	83	93	106	115	120
2011								15	17	23	30	36	42	56	60	71	80	92	105	116	123
2010								15	15	18	25	31	37	49	55	66	75	88	103	116	123
2009									15	15	20	26	31	43	49	60	70	83	99	110	119
2008										15	17	22	27	39	44	57	66	80	97	110	121
2007											16	18	23	34	41	52	64	78	96	111	122
2006												17	21	31	38	50	60	75	97	113	125
2005												17	18	27	32	45	57	73	96	114	126
2004													18	25	30	42	53	72	97	116	131
2003														22	27	39	51	69	96	116	131
2002														20	24	34	46	64	92	113	129
2001															20	30	40	58	86	108	126
2000															20	26	36	55	83	105	125
1999																25	33	49	78	103	123
1998																21	31	45	72	99	119
1997																	25	42	69	94	116
1996																	23	38	65	91	114
1995																	21	34	60	88	109
1994																		33	57	84	111
1993																		30	55	82	107
1992																		27	51	79	104
1991																		25	50	76	101
1990																		23	46	72	101
1989																			42	69	96
1988																			42	68	99
1987																			41	65	97
1986																			36	63	94
1985																			36	61	89
1984																			30	57	88

Minimum percent good factor of ten (10) percent is applied for lien date 2024.

Commercial Composite factors derived using AH 581 Table 1 and 4 for 2024.

TABLE B Industrial Composite Factors																					
Age:																					
Year	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40
2023	66	75	80	84	86	88	90	91	92	93	93	94	95	95	96	96	97	97	98	98	99
2022	39	54	64	71	77	80	83	86	88	89	91	92	93	96	96	98	99	100	101	102	103
2021	19	37	51	61	70	77	81	86	89	92	94	97	98	101	103	105	106	109	111	112	113
2020	12	20	36	49	60	69	76	81	86	90	93	96	100	104	105	109	111	114	118	120	122
2019	12	12	22	34	45	55	63	71	76	81	85	89	93	98	101	104	107	111	116	119	121
2018		12	12	22	33	44	53	61	67	74	79	83	87	94	96	102	106	110	115	119	121
2017			12	14	24	34	44	52	60	67	72	78	82	90	92	98	103	109	116	120	124
2016				12	17	25	33	43	50	58	63	70	75	84	87	94	99	106	115	120	123
2015				12	12	17	25	33	41	48	55	62	68	77	81	88	94	102	110	117	121
2014					12	13	18	26	33	40	47	54	60	71	75	83	90	97	108	115	120
2013						13	14	20	27	34	41	48	54	65	69	79	86	94	106	114	120
2012							13	16	21	27	34	40	47	58	64	72	81	91	104	112	118
2011								13	16	22	29	35	40	53	58	68	76	88	101	111	118
2010								13	13	18	24	30	36	47	53	64	73	84	99	111	118
2009									13	15	19	25	30	41	47	58	68	80	96	107	115
2008										13	16	21	25	37	42	54	63	76	92	104	115
2007											13	17	22	33	39	50	61	75	92	106	117
2006												14	19	29	35	46	56	70	91	106	117
2005												14	17	25	30	41	53	68	89	106	117
2004													15	22	27	38	48	65	87	104	118
2003														20	25	36	46	62	87	105	119
2002														16	21	30	41	57	82	102	116
2001															18	27	36	52	77	97	113
2000															16	23	32	49	74	94	112
1999																22	29	44	69	91	109
1998																18	28	40	64	88	107
1997																16	22	37	61	84	104
1996																	21	34	59	81	102
1995																	19	31	54	79	98
1994																	17	30	52	76	100
1993																		26	49	73	95
1992																		24	45	70	93
1991																		22	44	67	90
1990																		18	41	65	90
1989																			38	62	87
1988																			37	60	88
1987																			36	58	87
1986																			32	57	84
1985																			32	55	80
1984																			27	51	80

Minimum percent good factor of nine (9) percent is applied for lien date 2024.

Industrial Composite factors derived using AH 581 Table 2 and 4 for 2024.

TABLE C						
Agricultural Mobile Equipment Composite Factors						
	Except Harvesters			Harvesters		
Year	New	Used	Average	New	Used	Average
2023	78	92	85	74	90	82
2022	74	86	80	67	82	75
2021	78	92	85	70	84	77
2020	75	88	82	65	78	72
2019	69	82	76	57	70	64
2018	64	77	71	52	63	58
2017	58	70	64	46	56	51
2016	53	63	59	41	49	45
2015	48	57	53	36	43	40
2014	43	51	47	30	37	34
2013	39	47	44	28	34	31
2012	37	44	41	25	31	28
2011	35	42	39	23	27	26
2010	34	40	37		25	
2009	32	36	35		22	
2008	29	34	33		23	
2007		32				
2006		30				

Agricultural Composite factors derived using AH 581 Table 3 and 6 for 2024.

TABLE D			
Construction Mobile Equipment Composite Factors			
Year	New	Used	Average
2023	74	91	83
2022	71	87	80
2021	71	88	80
2020	69	85	78
2019	65	79	72
2018	63	77	70
2017	56	70	63
2016	51	63	58
2015	48	58	53
2014	43	52	48
2013	39	48	43
2012	37	46	42
2011	36	44	41
2010	34	42	39
2009	31	39	36
2008	30	37	34
2007	26	33	30
2006	22	29	25
2005	21	23	23
2004	21	21	21
2003		17	

Construction Mobile Equipment Composite factors derived using AH 581 Table 3 and 5 for 2024.

TABLE E AH 581 Table 7 Non-Production Computer Valuation Factors		
Year Acquired	Personal Computers	Local Area Network Equipment (Plus Mainframe Computers)
2023	54	73
2022	39	47
2021	24	30
2020	15	19
2019	10	12
2018	6	8
2017	4	5
2016	2	3
2015	2	2

TABLE F AH 581 Table 8 Semiconductor Manufacturing Equipment & Fixtures Valuation Factors		
Year Acquired	Machinery & Equipment	Fixtures Valuation
2023	78	91
2022	61	86
2021	46	86
2020	34	81
2019	25	71
2018	18	61
2017	12	52
2016	8	43
2015		33
2014		26
2013		20
2012		16
2011		14

TABLE G				
AH 581 Table 9				
Biopharmaceutical Industry Equipment & Fixtures Valuation Factors				
Year Acquired	Schedule A			Schedule B
	Machinery & Equipment	Other Equipment	Tools, Molds, Dies, Jigs	Fixtures
2023	84	91	88	91
2022	71	86	80	86
2021	61	86	77	86
2020	49	81	69	81
2019	34	71	55	71
2018	22	61	44	61
2017	14	52	34	52
2016	14	43	25	43
2015	14	33	17	33
2014	14	26	14	26
2013	14	20	14	20
2012	14	16	14	16
2011	14	14	14	14

TABLE H	
AH 581 Table 10	
Document Processor Valuation Factors	
Year Acquired	Document Processors
2023	58
2022	47
2021	32
2020	28
2019	23
2018	19
2017	15
2016	13
2015	10
2014	10
2013	10

TABLE I AH 581 Table 11 Offset Lithographic Printing Presses Valuation Factors	
Year Acquired	Offset Lithographic Printing Presses
2023	91
2022	82
2021	74
2020	66
2019	58
2018	50
2017	43
2016	37
2015	31
2014	23
2013	20
2012	17
2011	13
2010	10

TABLE J Set Top Box Valuation Factors	
Year Acquired	Set Top Box
2023	68
2022	47
2021	31
2020	19
2019	11
2018	6
2017	2
Prior	2

Minimum percent good factor of two (2) percent is applied for lien date 2024.

TABLE K			
Untrended Factors			
	Age:		
Year Acquired	4	6	8
2023	75	84	88
2022	51	68	76
2021	31	52	65
2020	16	38	54
2019	10	26	43
2018		17	33
2017		10	25
2016			18
2015			12
2014			10

Minimum percent good factor of ten (10) percent is applied for lien date 2024.

TABLE L	
Electronic Slot Machines Valuation Factors	
Year Acquired	Electronic Slot Machines
2023	73
2022	54
2021	42
2020	31
2019	23
2018	15
2017	6
Prior	6

TABLE M	
Mechanical Slot Machines & Other Gaming Equipment Valuation Factors	
Year Acquired	Mechanical Slot Machine & Other Gaming Equipment
2023	90
2022	80
2021	75
2020	68
2019	60
2018	53
2017	48
2016	42
2015	37
2014	32
2013	27
2012	22
2011	18
2010	13
2009	7
Prior	7

Tables L & M factors are derived using the State of Nevada Department of Taxation Personal Property Manual, Valuation Guidelines 2024-2025.

TABLE N		
Agricultural Composite Factors		
Age:		
Year	15	25
2023	95	97
2022	93	100
2021	101	112
2020	101	116
2019	96	114
2018	90	114
2017	83	111
2016	76	108
2015	70	105
2014	61	100
2013	55	98
2012	49	94
2011	42	92
2010	37	88
2009	32	85
2008	28	83
2007	24	82
2006	21	77
2005	20	74
2004		72
2003		69
2002		64
2001		59
2000		55
1999		50
1998		46
1997		42
1996		39
1995		35
1994		35
1993		31
1992		28
1991		26

Minimum percent good factor of eleven (11) percent is applied for lien date 2024.

Agriculture Composite factors derived using AH 581 Table 3 and 4 for 2024.

TABLE O	
Construction Composite Factors	
Age:	
Year	12
2023	93
2022	92
2021	93
2020	88
2019	80
2018	74
2017	66
2016	57
2015	48
2014	40
2013	34
2012	27
2011	23
2010	19
2009	16

***Minimum percent good factor of ten (10) percent is applied for lien date 2024.
Construction Composite factors derived using AH 581 Table 3 and 4 for 2024.***