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FOR IMMEDIATE RELEASE: 2005 Assessment Roll Figures Announced

Stanislaus County Assessor Doug Harms announced today that the 2005-2006 Regular Assessment Roll total is \$33,412,511,370, a 14.71% increase over last year. The \$4,283,596,187 increase is the largest value increase to the assessment roll in the history of Stanislaus County.

The Assessor's Office is responsible for the annual assessed valuation of all real and business personal property within Stanislaus County. Local property values remained strong despite the sluggish state economy. "We had a 16.7% overall increase in the number of properties transferred and building permits issued. We reviewed over 47,000 transfers and had more than 16,000 building permits that we needed to check in order to complete the assessment roll. The increased number of sales of new and existing homes, combined with the upsurge in residential values, contributed to this historic increase in Stanislaus County's assessment roll," stated Harms.

The assessment roll, which includes more than 175,000 roll units of real property and business assessments, is the basis upon which property taxes are levied. Harms said, "property taxes provide an essential source of revenue to support basic public services. The major beneficiary of the growth in assessed values are public schools, by way of the State, which receive 74% of the property tax revenue generated by property assessments in Stanislaus County. The county receives approximately 11.4% of the property tax revenue while cities and special districts in the county share the remaining 14.6%. The 2005-2006 assessment roll will generate over \$340,000,000 in revenue. The state will receive approximately \$247,000,000 and the county will receive about \$38,000,000, with the balance going to cities and special districts."

Harms said the values on the 2005-2006 Assessment Roll were determined under the provisions of Proposition 13 (Prop. 13), Proposition 8 (Prop. 8), or the California Land Conservation Act (Williamson Act). The first two were approved by the voters and passed by

Property owners whose value changed because of a change in ownership, new construction, property value declines, changes in Williamson Act values or other factors are notified by mail. All other properties are increased by the annual consumer price index as required by Proposition 13 and will not receive value notices. This annual adjustment cannot exceed 2% and was set by the state at 2% for the 2005-2006 assessment roll.

If owners believe the current value of their property is below the value on the Assessment Roll, Harms urges them to contact his office at (209) 525-6461 for a value review. Staff assistance is also available at 1010 Tenth Street, 2nd Floor, Suite 2400, Modesto, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. "The Assessor's Office is ready at all times to give courteous answers to inquiries pertaining to taxation and valuation assessments", said Harms. Annual assessments on the Regular Unsecured Assessment Roll or the Regular Secured Assessment Roll may be appealed between July 2 and November 30, 2005. Appeal forms are available from the Clerk of the Assessment Appeals Board at 1010 Tenth Street, 6th Floor, Suite 6700, Modesto, CA, 95354, (209) 525-6414.

Harms credited the Assessor's staff for timely completing the assessment roll under difficult conditions. "Our staff dealt with a substantial increase in our workload and still managed to timely complete their duties. They accomplished this by increasing their own productivity and by participating in projects that helped us become more efficient." Harms cited an example of a new computer assisted valuation application that processed over 3,400 transfers saving over 600 hours of appraisal time.

He added, "Our new computer system allowed us to implement additional efficiencies and improve our work processes. However, the dedicated and professional people working in the Assessor's office are the real reason for our success story."

See attachments for breakdown of Regular Assessment Roll Totals.

Historical Assessment Roll Information

Assessment Roll Value

2005	\$33,412,511,370
2004	\$29,128,915,183
2003	\$26,509,639,647
2002	\$24,262,545,541
2001	\$22,283,500,081
2000	\$20,625,642,493
1999	\$19,381,399,854
1998	\$18,558,015,471
1997	\$18,127,371,836
1996	\$17,724,042,188
1995	\$17,447,661,171
1994	\$17,066,108,245
1993	\$16,774,139,969
1992	\$15,891,361,648

Change in Assessment Roll Value from Previous Year

2005	14.71%
2004	9.88%
2003	9.26%
2002	8.80%
2001	8.04%
2000	6.42%
1999	4.44%
1998	2.38%
1997	2.28%
1996	1.58%
1995	2.23%
1994	1.74%
1993	5.56%
1992	5.58%

STANISLAUS COUNTY
TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	8,732,583,793	10,224,660,662	1,492,076,869	17.09%
Improvements, Personal Property & Penalty	21,203,475,714	24,107,706,782	2,904,231,068	13.70%
Less:				
*Exemptions	807,144,324	919,856,074	112,711,750	13.96%
Total	<u>29,128,915,183</u>	<u>33,412,511,370</u>	4,283,596,187	<u>14.71%</u>

**Homeowner Exemptions	563,372,276	564,948,474	1,576,198	0.28%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED
TAXABLE VALUE RECAP

		2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	***	2,897,570,845	3,301,955,373	404,384,528	13.96%
Improvements, Personal Property & Penalty		5,710,014,249	6,228,844,620	518,830,371	9.09%
Less:					
*Exemptions		78,049,372	108,746,991	30,697,619	39.33%
Total	***	<u>8,529,535,722</u>	<u>9,422,053,002</u>	892,517,280	<u>10.46%</u>

**Homeowner Exemptions	126,458,624	124,802,515	(1,656,109)	-1.31%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

*** Adjusted to include pipeline right of way value (2004-05 \$2,156,597 and 2005-06 \$2,199,727)

CITIES

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	5,835,012,948	6,922,705,289	1,087,692,341	18.64%
Improvements, Personal Property & Penalty	15,493,461,465	17,878,862,162	2,385,400,697	15.40%
Less:				
*Exemptions	729,094,952	811,109,083	82,014,131	11.25%
Total	<u>20,599,379,461</u>	<u>23,990,458,368</u>	3,391,078,907	<u>16.46%</u>

**Homeowner Exemptions	436,913,652	440,145,959	3,232,307	0.74%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	519,542,652	619,912,640	100,369,988	19.32%
Improvements, Personal Property & Penalty	1,196,934,696	1,478,696,879	281,762,183	23.54%
Less:				
*Exemptions	36,398,651	40,436,069	4,037,418	11.09%
Total	<u>1,680,078,697</u>	<u>2,058,173,450</u>	378,094,753	<u>22.50%</u>

**Homeowner Exemptions 40,187,126 40,660,920 473,794 1.18%

*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	66,090,197	83,666,322	17,576,125	26.59%
Improvements, Personal Property & Penalty	206,350,645	287,136,138	80,785,493	39.15%
Less:				
*Exemptions	36,254,503	39,841,632	3,587,129	9.89%
Total	<u>236,186,339</u>	<u>330,960,828</u>	94,774,489	<u>40.13%</u>

**Homeowner Exemptions	6,207,600	7,133,000	925,400	14.91%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	3,170,721,654	3,595,509,477	424,787,823	13.40%
Improvements, Personal Property & Penalty	8,738,844,675	9,652,068,999	913,224,324	10.45%
Less:				
*Exemptions	446,554,889	504,895,116	58,340,227	13.06%
Total	<u>11,463,011,440</u>	<u>12,742,683,360</u>	1,279,671,920	<u>11.16%</u>

**Homeowner Exemptions	244,644,032	241,045,263	(3,598,769)	-1.47%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	109,754,610	152,044,267	42,289,657	38.53%
Improvements, Personal Property & Penalty	272,074,320	340,423,615	68,349,295	25.12%
Less:				
*Exemptions	5,674,120	11,800,944	6,126,824	107.98%
Total	<u>376,154,810</u>	<u>480,666,938</u>	104,512,128	<u>27.78%</u>

**Homeowner Exemptions	9,645,753	10,203,088	557,335	5.78%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	347,892,072	407,221,431	59,329,359	17.05%
Improvements, Personal Property & Penalty	932,464,332	1,079,348,714	146,884,382	15.75%
Less:				
*Exemptions	15,792,257	17,180,441	1,388,184	8.79%
Total	<u>1,264,564,147</u>	<u>1,469,389,704</u>	204,825,557	<u>16.20%</u>

**Homeowner Exemptions	21,725,737	22,081,014	355,277	1.64%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	250,263,232	387,121,376	136,858,144	54.69%
Improvements, Personal Property & Penalty	490,766,823	721,121,623	230,354,800	46.94%
Less:				
*Exemptions	7,323,412	7,861,398	537,986	7.35%
Total	<u>733,706,643</u>	<u>1,100,381,601</u>	366,674,958	<u>49.98%</u>

**Homeowner Exemptions	14,393,163	15,818,256	1,425,093	9.90%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	287,959,267	392,583,532	104,624,265	36.33%
Improvements, Personal Property & Penalty	653,696,169	883,147,495	229,451,326	35.10%
Less:				
*Exemptions	6,211,619	7,111,971	900,352	14.49%
Total	<u>935,443,817</u>	<u>1,268,619,056</u>	333,175,239	<u>35.62%</u>

**Homeowner Exemptions	21,888,612	23,997,678	2,109,066	9.64%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	992,178,016	1,176,702,069	184,524,053	18.60%
Improvements, Personal Property & Penalty	2,801,978,327	3,220,430,548	418,452,221	14.93%
Less:				
*Exemptions	162,061,719	167,961,265	5,899,546	3.64%
Total	<u>3,632,094,624</u>	<u>4,229,171,352</u>	597,076,728	<u>16.44%</u>

**Homeowner Exemptions	69,458,949	70,645,305	1,186,356	1.71%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2004/2005 VALUE	2005/2006 VALUE	Increase or Decrease	%
Land	90,611,248	107,944,175	17,332,927	19.13%
Improvements, Personal Property & Penalty	200,351,478	216,488,151	16,136,673	8.05%
Less:				
*Exemptions	12,823,782	14,020,247	1,196,465	9.33%
Total	<u>278,138,944</u>	<u>310,412,079</u>	32,273,135	<u>11.60%</u>
**Homeowner Exemptions	8,762,680	8,561,435	(201,245)	-2.30%

*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total