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**FOR IMMEDIATE RELEASE: 2017/18 Assessment Roll Figures Announced**

Today, Don H. Gaekle, Stanislaus County Assessor announced that the 2017-18 Regular Assessment Roll total is \$46,803,221,993. This is an increase of \$2,526,806,533 or 5.71% over the 2016-17 year's roll total. The assessment roll increase is broadly based throughout the unincorporated area (5.70%) and the combined cities (5.71%). Modesto and Turlock set the low end for cities at 5.48% each, with Hughson on the high end at 7.6%.

The increases result from reassessments for new construction, changes in ownership, annual review of decline in value properties as well as from mandated CPI (Consumer Price Index) increases on Proposition 13 values. The commercial property portion of the roll showed the largest percentage change in assessed value, increasing by 7.81%, followed by residential property at 6.14%, farm property at 5.29% and industrial property at 4.07%.

It is the responsibility of the County Assessor's Office to establish assessed values of all taxable real and business personal property located within the county on an annual basis. The current roll reflects activity occurring during calendar year 2016. The office again reviewed the market value of over 17,000 residential properties that were valued below their Proposition 13 values in 2016. Owners of these properties may see increases in their assessed value for the 2017-18 roll.

The number of properties assessed at market values that are below their Proposition 13 factored base values continues to decline. This year that percentage has dropped to 11% of all real property parcels. Included in this remaining percentage are approximately 15,000 single family, multiple family and ranchette properties that were purchased in the year(s) closest to the last market peak in July of 2006.

Proposition 13, enacted in 1978, requires that the Assessor establish a "Base Year Value" for real property as of the 1975 lien date, the date of any subsequent change in

ownership or for the completion of any new construction. This Base Year Value receives an annual adjustment for inflation, not to exceed 2%.

For the 2017-18 assessment roll, the inflation factor applied to Proposition 13 “Factored Base Values” is 2%. This Factored Base Value is also adjusted to reflect the addition of any new construction. If the Market Value of a property on January 1<sup>st</sup> of any year is less than the Factored Base Value, the Assessor is required to enroll the lower Market Value as of the January 1<sup>st</sup> lien date.

The assessment roll, which includes nearly 178,000 roll units of real property and business assessments, is the basis upon which property taxes are levied. *The 2017-18 assessment roll will produce approximately \$468 million in revenue to be shared by public schools, the county, cities and special districts.*

The majority of agricultural property in Stanislaus County is valued for tax purposes in accordance with the California Land Conservation Act (Williamson Act). This act was established in 1968 in an effort to preserve farm land and open space.

Taxpayers are advised that the Assessor does not mail annual value notices. Taxpayers are instead able to view their 2017-18 assessed property value(s) online at: <http://qa.co.stanislaus.ca.us/AssessorWeb/public/ValueNotice-Search.jsp>. This change was approved by the Board of Supervisors in 2011 and has saved the county taxpayers in excess of \$25,000 annually and over \$175,000 since inception.

Taxpayers who have questions about their assessed value are encouraged to contact the Assessor’s Office at (209) 525-6461 or in person at 1010 10<sup>th</sup> Street, 2<sup>nd</sup> Floor, Suite 2400, Modesto, between the hours of 8:30 a.m. and 4:30 p.m., Monday thru Friday. *“Our goal is to provide the taxpayer courteous, professional service and do our best to help them understand the complexities of the property tax process.”* Gaekle said.

Annual assessments may be appealed between July 2<sup>nd</sup> and November 30<sup>th</sup> 2017. Appeal forms are available from the Clerk of the Assessment Appeals Board at 1010 10<sup>th</sup> Street, 6<sup>th</sup> Floor, Suite 6700, Modesto, CA 95354 or on their website at [www.stancounty.com/board/aab.shtm](http://www.stancounty.com/board/aab.shtm). Their telephone number is (209) 525-6414.

*“I want to thank the staff of the Assessor’s office for their dedication in completing the assessment roll. They are professionals who remain committed to innovative solutions and working to develop new tools that provide more cost effective assessments and services for the residents of Stanislaus County. Our success is a direct result of the professionalism, enthusiasm and determination of our staff”.*

***(2017-18 Assessment Roll summary reports for Stanislaus County, and breakout reports by unincorporated area and by city, appear on the following pages.)***

## Historical Assessment Roll Information

Assessment Roll Value	Change from Prior Roll	
2017/18	\$46,803,221,993	5.71%
2016/17	\$44,276,415,460	5.88%
2015/16	\$41,818,523,879	6.75%
2014/15	\$39,175,319,581	11.50%
2013/14	\$35,134,919,019	4.94%
2012/13	\$33,480,321,043	(-1.45%)
2011/12	\$33,974,305,271	(-3.36%)
2010/11	\$35,156,923,896	(-4.67%)
2009/10	\$36,879,868,103	(-7.84%)
2008/09	\$40,016,874,475	(-6.87%)
2007/08	\$42,968,669,981	9.82%
2006/07	\$39,125,852,578	16.99%
2005/06	\$33,412,511,370	14.71%
2004/05	\$29,128,915,183	9.88%
2003/04	\$26,509,639,647	9.26%
2002/03	\$24,262,545,541	8.80%
2001/02	\$22,283,500,081	8.04%
2000/01	\$20,625,642,493	6.42%
1999/00	\$19,381,399,854	4.44%
1998/99	\$18,558,015,471	2.38%
1997/98	\$18,127,371,836	2.28%
1996/97	\$17,724,042,188	1.58%
1995/96	\$17,447,661,171	2.23%
1994/95	\$17,066,108,245	1.74%
1993/94	\$16,774,139,969	5.56%

**STANISLAUS COUNTY**

**TAXABLE VALUE RECAP**

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	12,978,388,179	14,127,843,994	1,149,455,815	8.86%
Improvements, Fixtures, Personal Property & Penalty	33,212,308,502	34,559,611,560	1,347,303,058	4.06%
<b>Less:</b>				
*Exemptions	1,914,281,221	1,884,233,561	(30,047,660)	-1.57%
<b>Total</b>	<b>44,276,415,460</b>	<b>46,803,221,993</b>	2,526,806,533	<b>5.71%</b>

**Homeowner Exemptions	497,952,358	496,255,589	(1,696,769)	-0.34%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

**UNINCORPORATED**  
**TAXABLE VALUE RECAP**

		2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	***	4,604,649,190	4,898,842,313	294,193,123	6.39%
Improvements, Personal Property & Penalty		9,224,454,154	9,707,069,540	482,615,386	5.23%
<b>Less:</b>					
*Exemptions		161,173,066	159,547,040	(1,626,026)	-1.01%
<b>Total</b>	***	<b><u>13,667,930,278</u></b>	<b><u>14,446,364,813</u></b>	778,434,535	<b><u>5.70%</u></b>

**Homeowner Exemptions	103,697,845	102,799,380	(898,465)	-0.87%
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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 (2016-17 \$2,590,158 and 2017-18 \$2,641,960)

**CITIES**

**TAXABLE VALUE RECAP**

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	8,373,738,989	9,229,001,681	855,262,692	10.21%
Improvements, Personal Property & Penalty	23,987,854,348	24,852,542,020	864,687,672	3.60%
<b>Less:</b>				
*Exemptions	1,753,108,155	1,724,686,521	(28,421,634)	-1.62%
<b>Total</b>	<b><u>30,608,485,182</u></b>	<b><u>32,356,857,180</u></b>	1,748,371,998	<b><u>5.71%</u></b>

**Homeowner Exemptions	394,254,513	393,456,209	(798,304)	-0.20%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

**CERES**

**TAXABLE VALUE RECAP**

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	792,685,508	863,451,224	70,765,716	8.93%
Improvements, Personal Property & Penalty	2,038,798,603	2,139,703,071	100,904,468	4.95%
<b>Less:</b>				
*Exemptions	58,108,761	65,382,474	7,273,713	12.52%
<b>Total</b>	<b><u>2,773,375,350</u></b>	<b><u>2,937,771,821</u></b>	164,396,471	<b><u>5.93%</u></b>

**Homeowner Exemptions	38,238,718	37,970,552	(268,166)	-0.70%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# HUGHSON

## TAXABLE VALUE RECAP

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	134,422,160	145,327,089	10,904,929	8.11%
Improvements, Personal Property & Penalty	413,266,884	440,235,179	26,968,295	6.53%
<b>Less:</b>				
*Exemptions	72,918,654	74,715,603	1,796,949	2.46%
<b>Total</b>	<b>474,770,390</b>	<b>510,846,665</b>	36,076,275	<b>7.60%</b>

\*\*Homeowner Exemptions 7,176,100 7,189,000 12,900 0.18%

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

\*\*Reimbursable Exemptions Not Subtracted From Total



**MODESTO**

**TAXABLE VALUE RECAP**

	<u>2016/2017 VALUE</u>	<u>2017/2018 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	4,087,020,970	4,540,159,483	453,138,513	11.09%
Improvements, Personal Property & Penalty	12,107,044,950	12,421,799,164	314,754,214	2.60%
<b>Less:</b>				
*Exemptions	1,316,280,582	1,268,668,250	(47,612,332)	-3.62%
<b>Total</b>	<b><u>14,877,785,338</u></b>	<b><u>15,693,290,397</u></b>	815,505,059	<b><u>5.48%</u></b>

\*\*Homeowner Exemptions                      201,745,315                      201,096,708                      (648,607)                      -0.32%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**NEWMAN**

**TAXABLE VALUE RECAP**

	<u>2016/2017 VALUE</u>	<u>2017/2018 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	145,474,826	171,603,746	26,128,920	17.96%
Improvements, Personal Property & Penalty	486,887,437	505,100,362	18,212,925	3.74%
<b>Less:</b>				
*Exemptions	18,904,560	20,271,456	1,366,896	7.23%
<b>Total</b>	<b><u>613,457,703</u></b>	<b><u>656,432,652</u></b>	42,974,949	<b><u>7.01%</u></b>

\*\*Homeowner Exemptions 9,797,200 9,889,600 92,400 0.94%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	569,441,258	622,572,034	53,130,776	9.33%
Improvements, Personal Property & Penalty	1,440,681,336	1,516,403,865	75,722,529	5.26%
<b>Less:</b>				
*Exemptions	34,974,045	35,135,895	161,850	0.46%
<b>Total</b>	<b>1,975,148,549</b>	<b>2,103,840,004</b>	128,691,455	<b>6.52%</b>

\*\*Homeowner Exemptions 23,393,600 23,605,400 211,800 0.91%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**PATTERSON**

**TAXABLE VALUE RECAP**

	<u>2016/2017 VALUE</u>	<u>2017/2018 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	440,895,468	476,788,140	35,892,672	8.14%
Improvements, Personal Property & Penalty	1,430,747,631	1,498,539,661	67,792,030	4.74%
<b>Less:</b>				
*Exemptions	18,453,520	20,087,925	1,634,405	8.86%
<b>Total</b>	<b><u>1,853,189,579</u></b>	<b><u>1,955,239,876</u></b>	102,050,297	<b><u>5.51%</u></b>

\*\*Homeowner Exemptions 17,962,700 17,998,400 35,700 0.20%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**RIVERBANK**

**TAXABLE VALUE RECAP**

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	469,485,093	512,191,599	42,706,506	9.10%
Improvements, Personal Property & Penalty	1,157,621,741	1,221,368,316	63,746,575	5.51%
<b>Less:</b>				
*Exemptions	17,710,030	21,955,050	4,245,020	23.97%
<b>Total</b>	<b><u>1,609,396,804</u></b>	<b><u>1,711,604,865</u></b>	102,208,061	<b><u>6.35%</u></b>

**Homeowner Exemptions	23,491,240	23,688,934	197,694	0.84%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

**TURLOCK**

**TAXABLE VALUE RECAP**

	2016/2017 VALUE	2017/2018 VALUE	Increase or Decrease	% Change
Land	1,611,062,389	1,763,816,414	152,754,025	9.48%
Improvements, Personal Property & Penalty	4,607,541,594	4,786,516,722	178,975,128	3.88%
<b>Less:</b>				
*Exemptions	198,677,984	200,274,382	1,596,398	0.80%
<b>Total</b>	<b><u>6,019,925,999</u></b>	<b><u>6,350,058,754</u></b>	<b><u>330,132,755</u></b>	<b><u>5.48%</u></b>

**Homeowner Exemptions	64,442,800	64,056,747	(386,053)	-0.60%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

**WATERFORD**

**TAXABLE VALUE RECAP**

	<u>2016/2017 VALUE</u>	<u>2017/2018 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	123,251,317	133,091,952	9,840,635	7.98%
Improvements, Personal Property & Penalty	305,264,172	322,875,680	17,611,508	5.77%
<b>Less:</b>				
*Exemptions	17,080,019	18,195,486	1,115,467	6.53%
<b>Total</b>	<b><u>411,435,470</u></b>	<b><u>437,772,146</u></b>	26,336,676	<b><u>6.40%</u></b>

\*\*Homeowner Exemptions                      8,006,840                      7,960,868                      (45,972)                      -0.57%

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

\*\*Reimbursable Exemptions Not Subtracted From Total