



**Don H. Gaekle**  
**Stanislaus County Assessor**

Mercy Maya  
Assistant Assessor  
Administration

Matt N. Reavill  
Assistant Assessor  
Valuation

1010 Tenth St., Suite 2400  
Modesto, CA 95354-0863

Phone: (209) 525-6461  
Fax: (209) 525-6586  
[www.stancounty.com/assessor](http://www.stancounty.com/assessor)

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For further information contact:

Don H. Gaekle, Assessor  
Mercy Maya, Assistant Assessor – Administration  
Matt N. Reavill, Assistant Assessor - Valuation  
1010 Tenth Street, Suite 2400  
Modesto, CA 95354  
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**FOR IMMEDIATE RELEASE: 2018/19 Assessment Roll Figures Announced**

Today, Don H. Gaekle, Stanislaus County Assessor announced that the 2018-19 Regular Assessment Roll total is \$49,522,001,766. This is a **5.81%** increase over the 2017-18 roll total. The assessment roll increase is again broadly based throughout the unincorporated area (6.18%) and the combined cities (5.64%). The average increase for the incorporated cities is bracketed by Ceres (5.09%) on the low end and Patterson (7.38%) on the high end.

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 personal property portion of the roll, including business property, airplanes and boats increased 10.35%. Residential led the real property portion of the roll, increasing by 6.43%, followed by farm/rural property 5.83%, industrial property 5.16% and commercial property 3.28%.

It is the responsibility of the County Assessor's Office to establish assessed values of all taxable real property, mobile homes, boats, airplanes and business personal property located within the county on an annual basis. The current roll reflects activity occurring during calendar year 2017. In addition, the office reviewed the market value of over 19,000 parcels that were still valued below their Proposition 13 values in the prior year. Owners of these parcels may see increases in their assessed value for the 2018-19 roll that exceed 2%.

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 9% of all real property parcels. Included in this remaining percentage are approximately 1,700 commercial and industrial parcels, 1,100 farm and ranchette parcels and 12,000 single family and multiple family parcels 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 2018-19 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 roll, which includes over 178,000 assessment units of real and personal property, is the basis upon which property taxes are levied. *The 2018-19 assessment roll will produce approximately \$495 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 1965 in an effort to preserve farm land and open space.

Taxpayers are advised that the Assessor does not mail annual value notices. Beginning July 2, 2018, taxpayers will be able to view their 2018-19 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 \$200,000 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 8:00 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."* Gaeklesaid.

Annual assessments may be appealed between July 2<sup>nd</sup> and November 30<sup>th</sup> 2018. Assessment 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 once again thank the staff of the Assessor's office for their dedication in completing the assessment roll. They are professionals who remain committed to customer service, 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".*

***(2018-19 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
2018/19	\$49,522,001,766	5.81%
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

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	14,127,843,994	15,202,699,384	1,074,855,390	7.61%
Improvements, Fixtures, Personal Property & Penalty	34,559,611,560	36,302,217,240	1,742,605,680	5.04%
<b>Less:</b>				
*Exemptions	1,884,233,561	1,982,914,858	98,681,297	5.24%
<b>Total</b>	<b>46,803,221,993</b>	<b>49,522,001,766</b>	2,718,779,773	<b>5.81%</b>

**Homeowner Exemptions	496,255,589	496,873,075	617,486	0.12%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# UNINCORPORATED

## TAXABLE VALUE RECAP

		2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	***	4,898,842,313	5,278,386,981	379,544,668	7.75%
Improvements, Personal Property & Penalty		9,707,069,540	10,205,766,374	498,696,834	5.14%
<b>Less:</b>					
*Exemptions		159,547,040	145,402,645	(14,144,395)	-8.87%
<b>Total</b>	***	<b>14,446,364,813</b>	<b>15,338,750,710</b>	892,385,897	<b>6.18%</b>

\*\*Homeowner Exemptions 102,799,380 102,491,894 (307,486) -0.30%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

\*\*\* Adjusted to include pipeline right of way value 2017-18 \$2,641,960 and 2018-19 \$2,694,797

# CITIES

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	9,229,001,681	9,924,312,403	695,310,722	7.53%
Improvements, Personal Property & Penalty	24,852,542,020	26,096,450,866	1,243,908,846	5.01%
<b>Less:</b>				
*Exemptions	1,724,686,521	1,837,512,213	112,825,692	6.54%
<b>Total</b>	<b>32,356,857,180</b>	<b>34,183,251,056</b>	1,826,393,876	<b>5.64%</b>

**Homeowner Exemptions	393,456,209	394,381,181	924,972	0.24%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# CERES

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	863,451,224	923,427,017	59,975,793	6.95%
Improvements, Personal Property & Penalty	2,139,703,071	2,227,878,457	88,175,386	4.12%
<b>Less:</b>				
*Exemptions	65,382,474	63,972,633	(1,409,841)	-2.16%
<b>Total</b>	<b>2,937,771,821</b>	<b>3,087,332,841</b>	149,561,020	<b>5.09%</b>

\*\*Homeowner Exemptions 37,970,552 37,966,163 (4,389) -0.01%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# HUGHSON

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	145,327,089	159,785,665	14,458,576	9.95%
Improvements, Personal Property & Penalty	440,235,179	457,935,495	17,700,316	4.02%
<b>Less:</b>				
*Exemptions	74,715,603	74,768,070	52,467	0.07%
<b>Total</b>	<b>510,846,665</b>	<b>542,953,090</b>	32,106,425	<b>6.28%</b>

\*\*Homeowner Exemptions                      7,189,000                      7,444,537                      255,537                      3.55%

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

\*\*Reimbursable Exemptions Not Subtracted From Total



# MODESTO

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	4,540,159,483	4,870,767,068	330,607,585	7.28%
Improvements, Personal Property & Penalty	12,421,799,164	12,982,546,832	560,747,668	4.51%
<b>Less:</b>				
*Exemptions	1,268,668,250	1,345,877,627	77,209,377	6.09%
<b>Total</b>	<b>15,693,290,397</b>	<b>16,507,436,273</b>	814,145,876	<b>5.19%</b>

\*\*Homeowner Exemptions                      201,096,708                      201,430,177                      333,469                      0.17%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**NEWMAN**

**TAXABLE VALUE RECAP**

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	171,603,746	185,209,464	13,605,718	7.93%
Improvements, Personal Property & Penalty	505,100,362	540,886,946	35,786,584	7.09%
<b>Less:</b>				
*Exemptions	20,271,456	21,425,975	1,154,519	5.70%
<b>Total</b>	<b>656,432,652</b>	<b>704,670,435</b>	48,237,783	<b>7.35%</b>

**Homeowner Exemptions	9,889,600	10,081,400	191,800	1.94%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# OAKDALE

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	622,572,034	677,566,758	54,994,724	8.83%
Improvements, Personal Property & Penalty	1,516,403,865	1,586,643,570	70,239,705	4.63%
<b>Less:</b>				
*Exemptions	35,135,895	36,800,333	1,664,438	4.74%
<b>Total</b>	<b>2,103,840,004</b>	<b>2,227,409,995</b>	123,569,991	<b>5.87%</b>

**Homeowner Exemptions	23,605,400	23,832,200	226,800	0.96%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

**PATTERSON**

**TAXABLE VALUE RECAP**

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	476,788,140	528,495,973	51,707,833	10.85%
Improvements, Personal Property & Penalty	1,498,539,661	1,591,377,257	92,837,596	6.20%
<b>Less:</b>				
*Exemptions	20,087,925	20,311,637	223,712	1.11%
<b>Total</b>	<b>1,955,239,876</b>	<b>2,099,561,593</b>	144,321,717	<b>7.38%</b>

**Homeowner Exemptions	17,998,400	18,124,400	126,000	0.70%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# RIVERBANK

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	512,191,599	550,779,968	38,588,369	7.53%
Improvements, Personal Property & Penalty	1,221,368,316	1,278,952,892	57,584,576	4.71%
<b>Less:</b>				
*Exemptions	21,955,050	30,763,417	8,808,367	40.12%
<b>Total</b>	<b>1,711,604,865</b>	<b>1,798,969,443</b>	87,364,578	<b>5.10%</b>

**Homeowner Exemptions	23,688,934	23,587,003	(101,931)	-0.43%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# TURLOCK

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	1,763,816,414	1,882,647,447	118,831,033	6.74%
Improvements, Personal Property & Penalty	4,786,516,722	5,094,894,855	308,378,133	6.44%
<b>Less:</b>				
*Exemptions	200,274,382	224,532,908	24,258,526	12.11%
<b>Total</b>	<b>6,350,058,754</b>	<b>6,753,009,394</b>	<b>402,950,640</b>	<b>6.35%</b>

\*\*Homeowner  
Exemptions                      64,056,747                      64,016,881                      (39,866)                      -0.06%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# WATERFORD

## TAXABLE VALUE RECAP

	2017/2018 VALUE	2018/2019 VALUE	Increase or Decrease	% Change
Land	133,091,952	145,633,043	12,541,091	9.42%
Improvements, Personal Property & Penalty	322,875,680	335,334,562	12,458,882	3.86%
<b>Less:</b>				
*Exemptions	18,195,486	19,059,613	864,127	4.75%
<b>Total</b>	<b>437,772,146</b>	<b>461,907,992</b>	24,135,846	<b>5.51%</b>

**Homeowner Exemptions	7,960,868	7,898,420	(62,448)	-0.78%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total