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July 2, 2019

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**FOR IMMEDIATE RELEASE: 2019/20 Assessment Roll Figures Announced**

Today, Don H. Gaekle, Stanislaus County Assessor announced that the 2019-20 Stanislaus County Regular Assessment Roll has passed the \$50 Billion level with a total of \$52,466,489,131. This is a **5.95%** increase over the 2018-19 roll total. The assessment roll increase is again broadly based throughout the unincorporated area (7.07%) and the combined cities (5.44%). The average increase for the incorporated cities is bracketed by Hughson (3.12%) on the low end and Patterson (8.18%) 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 5.74%. Farm/rural property led the real property portion of the roll, increasing by 8.82%, followed by multi-family properties at 8.11%, single family home/condo property at 5.71% and commercial/industrial property 4.75%.

The increase in farm property assessments is mainly due to increased land valuations under California Land Conservation Act (CLCA), also known as the Williamson Act. For CLCA properties not assessed on their Proposition 13 base value, the increase in land value is an average of roughly 20% for the 2019 roll. For properties with growing improvements, that increase will be partially offset by a decrease in tree and vine values. The increase in land value is due mostly to steadily increasing market land rents over several years.

The County Assessor must establish assessed values for 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 2018. In addition, the office reviewed the market value of over 13,000 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 2019-20 roll that exceed 2%.

The number of properties assessed at market values that are below their Proposition 13 factored base values continues to decline slowly. That percentage has dropped from 9% last year to 8% of all real property parcels for the current roll. Included in this remaining

percentage are approximately 1,500 commercial and industrial parcels, 960 farm and ranchette parcels and 11,000 single family and multiple family parcels that were generally purchased in the year(s) closest to the last market peak in July of 2006.

Proposition 13, enacted in 1978, required that the Assessor establish a "Base Year Value" for all real property existing as of the 1975 lien date. It also requires that on the date of any subsequent change in ownership or completion of new construction, a current market base value is enrolled for that portion. Base Year Values receive an annual adjustment for inflation, not to exceed 2%.

For the 2019-20 assessment roll, the inflation factor applied to Proposition 13 "Factored Base Values" on January 1, 2019 is 2%. 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 contains over 179,000 assessment units of real and personal property, upon which property taxes are levied. *The 2019-20 assessment roll will produce approximately \$525 million in revenue to be shared by public schools, the county, cities and special districts.*

Taxpayers are advised that the Assessor does not mail annual value notices. Taxpayers are instead able to view their 2019-20 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 \$225,000 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 and November 30, 2019 (extended to December 2, 2019). The 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.

*"Thank you to the employees of the Stanislaus County Assessor's office for their professionalism, commitment to customer service, innovative solutions and for always working to provide more cost-effective assessments and services for the residents of Stanislaus County. Our success in completing the 2019-20 assessment roll is a direct result of their professionalism, enthusiasm and determination."*

**2019-20 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
<b>2019/20</b>	<b>\$52,466,489,131</b>	<b>5.95%</b>
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**

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	15,202,699,384	16,385,830,691	1,183,131,307	7.78%
Improvements, Fixtures, Personal Property & Penalty	36,302,217,240	38,162,834,520	1,860,617,280	5.13%
<b>Less:</b>				
*Exemptions	1,982,914,858	2,082,176,080	99,261,222	5.01%
<b>Total</b>	<b><u>49,522,001,766</u></b>	<b><u>52,466,489,131</u></b>	2,944,487,365	<b><u>5.95%</u></b>

**Homeowner Exemptions	496,873,075	494,123,487	(2,749,588)	-0.55%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

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

		2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	***	5,278,386,981	5,868,472,518	590,085,537	11.18%
Improvements, Personal Property & Penalty		10,205,766,374	10,707,780,504	502,014,130	4.92%
<b>Less:</b>					
*Exemptions		145,402,645	153,090,207	7,687,562	5.29%
<b>Total</b>	***	<b><u>15,338,750,710</u></b>	<b><u>16,423,162,815</u></b>	1,084,412,105	<b><u>7.07%</u></b>
**Homeowner Exemptions		102,491,894	101,251,372	(1,240,522)	-1.21%

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

\*\*Reimbursable Exemptions not subtracted from total.

\*\*\* Adjusted to include pipeline right of way value of \$2,694,797 (2018-19) and \$2,748,691 (2019-20).

## CITIES

### TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	9,924,312,403	10,517,358,173	593,045,770	5.98%
Improvements, Personal Property & Penalty	26,096,450,866	27,455,054,016	1,358,603,150	5.21%
<b>Less:</b>				
*Exemptions	1,837,512,213	1,929,085,873	91,573,660	4.98%
<b>Total</b>	<b>34,183,251,056</b>	<b>36,043,326,316</b>	1,860,075,260	<b>5.44%</b>
**Homeowner Exemptions	394,381,181	392,872,115	(1,509,066)	-0.38%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

## CERES

### TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	923,427,017	972,129,016	48,701,999	5.27%
Improvements, Personal Property & Penalty	2,227,878,457	2,340,027,643	112,149,186	5.03%
<b>Less:</b>				
*Exemptions	63,972,633	67,689,224	3,716,591	5.81%
<b>Total</b>	<b>3,087,332,841</b>	<b>3,244,467,435</b>	157,134,594	<b>5.09%</b>
**Homeowner Exemptions	37,966,163	37,649,843	(316,320)	-0.83%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# HUGHSON

## TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	159,785,665	169,042,800	9,257,135	5.79%
Improvements, Personal Property & Penalty	457,935,495	466,906,839	8,971,344	1.96%
<b>Less:</b>				
*Exemptions	74,768,070	76,036,489	1,268,419	1.70%
<b>Total</b>	<b>542,953,090</b>	<b>559,913,150</b>	16,960,060	<b>3.12%</b>

**Homeowner Exemptions	7,444,537	7,359,263	(85,274)	-1.15%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total



# MODESTO

## TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	4,870,767,068	5,179,521,964	308,754,896	6.34%
Improvements, Personal Property & Penalty	12,982,546,832	13,616,712,364	634,165,532	4.88%
<b>Less:</b>				
*Exemptions	1,345,877,627	1,424,331,025	78,453,398	5.83%
<b>Total</b>	<b>16,507,436,273</b>	<b>17,371,903,303</b>	864,467,030	<b>5.24%</b>
**Homeowner Exemptions	201,430,177	200,308,818	(1,121,359)	-0.56%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**NEWMAN**

**TAXABLE VALUE RECAP**

	<u>2018/2019 VALUE</u>	<u>2019/2020 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	185,209,464	196,796,887	11,587,423	6.26%
Improvements, Personal Property & Penalty	540,886,946	581,494,150	40,607,204	7.51%
<b>Less:</b>				
*Exemptions	21,425,975	23,055,553	1,629,578	7.61%
<b>Total</b>	<b><u>704,670,435</u></b>	<b><u>755,235,484</u></b>	50,565,049	<b><u>7.18%</u></b>

\*\*Homeowner Exemptions 10,081,400 10,150,300 68,900 0.68%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# OAKDALE

## TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	677,566,758	708,273,553	30,706,795	4.53%
Improvements, Personal Property & Penalty	1,586,643,570	1,687,814,039	101,170,469	6.38%
<b>Less:</b>				
*Exemptions	36,800,333	38,214,605	1,414,272	3.84%
<b>Total</b>	<b>2,227,409,995</b>	<b>2,357,872,987</b>	130,462,992	<b>5.86%</b>
**Homeowner Exemptions	23,832,200	24,021,200	189,000	0.79%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	528,495,973	572,934,897	44,438,924	8.41%
Improvements, Personal Property & Penalty	1,591,377,257	1,723,074,598	131,697,341	8.28%
<b>Less:</b>				
*Exemptions	20,311,637	24,682,263	4,370,626	21.52%
<b>Total</b>	<b>2,099,561,593</b>	<b>2,271,327,232</b>	171,765,639	<b>8.18%</b>

\*\*Homeowner Exemptions 18,124,400 18,187,400 63,000 0.35%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**RIVERBANK**

**TAXABLE VALUE RECAP**

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	550,779,968	574,120,661	23,340,693	4.24%
Improvements, Personal Property & Penalty	1,278,952,892	1,339,577,605	60,624,713	4.74%
<b>Less:</b>				
*Exemptions	30,763,417	32,712,825	1,949,408	6.34%
<b>Total</b>	<b><u>1,798,969,443</u></b>	<b><u>1,880,985,441</u></b>	82,015,998	<b><u>4.56%</u></b>
**Homeowner Exemptions	23,587,003	23,556,339	(30,664)	-0.13%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# TURLOCK

## TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	1,882,647,447	1,991,042,229	108,394,782	5.76%
Improvements, Personal Property & Penalty	5,094,894,855	5,345,241,896	250,347,041	4.91%
<b>Less:</b>				
*Exemptions	224,532,908	222,116,891	(2,416,017)	-1.08%
<b>Total</b>	<b>6,753,009,394</b>	<b>7,114,167,234</b>	<b>361,157,840</b>	<b>5.35%</b>

\*\*Homeowner Exemptions 64,016,881 63,739,000 (277,881) -0.43%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

## WATERFORD

### TAXABLE VALUE RECAP

	2018/2019 VALUE	2019/2020 VALUE	Increase or Decrease	% Change
Land	145,633,043	153,496,166	7,863,123	5.40%
Improvements, Personal Property & Penalty	335,334,562	354,204,882	18,870,320	5.63%
<b>Less:</b>				
*Exemptions	19,059,613	20,246,998	1,187,385	6.23%
<b>Total</b>	<b>461,907,992</b>	<b>487,454,050</b>	25,546,058	<b>5.53%</b>

\*\*Homeowner Exemptions 7,898,420 7,899,952 1,532 0.02%

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

\*\*Reimbursable Exemptions Not Subtracted From Total