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FOR IMMEDIATE RELEASE: 2020/21 Assessment Roll Figures Announced

Today, Don H. Gaekle, Stanislaus County Assessor announced that the 2020-21 Stanislaus County Regular Assessment Roll totals \$55,053,578,007. This is a **4.93%** increase over the 2019-20 roll total. The assessment roll increase is broadly based throughout the unincorporated area 4.99% and the combined cities 4.90%. The range of increase for the incorporated cities is also close with Ceres increasing 4.15% at the low end and Waterford at 6.02% 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 County Assessor is mandated to establish assessed values for all taxable real property, mobile homes, boats, airplanes and business personal property located within the county on an annual basis. This includes review of properties where the market value may be lower than the property's Proposition 13 factored base value. The current roll reflects activity occurring during calendar year 2019 and assessed values as of the January 1, 2020 lien date, at a time when our local economy, like the rest of the country, was unaffected by the current COVID-19 emergency.

The 2020 calendar year has already been a tumultuous one for the U.S., for California and for Stanislaus County. Beginning in mid-March workers, local businesses and commercial property owners have been heavily impacted by the COVID-19 emergency and the required closure of many businesses. The Federal Government has provided significant and much needed relief to help cover some of the economic losses in the short term.

However, real estate markets generally react over a longer period, and we expect that impacts to the commercial real estate market will become evident during the remainder of the 2020-year and early 2021 as changes in ownership occur and rental markets adjust. We will be monitoring data for all sectors in the coming months, including agricultural and residential properties, for market changes affecting the future January 1, 2021 lien date. Where needed, we will proactively review and adjust property assessments to ensure that assessed values are at the lower of a property's Proposition 13 factored base value or current market value on the January 1, 2021 lien date.

Proposition 13, enacted in 1978, required that the Assessor establish a “Factored Base Year Value” for all real property that existed as of the 1975 lien date. Proposition 13 also requires that on the date of any change in ownership or completion of new construction after the 1975 lien date, 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 2020-21 assessment roll, the inflation factor applied to Proposition 13 “Factored Base Values” on January 1, 2020 is 2%. If the Market Value of a property on January 1st of any year is less than the Factored Base Value, the Assessor is required to enroll the lower Market Value as of the January 1st lien date.

The 2020-21 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$550 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 2020-21 assessed property value(s) online at by visiting the Assessor Value Notice Inquiry under the Services tab of our main webpage: <http://www.stancounty.com/assessor/>. This change was approved by the Board of Supervisors in 2011 and has saved the county taxpayers more than \$25,000 annually and over \$250,000 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 10th Street, 2nd 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.”* Gaekle said.

Annual assessments may be appealed between July 2 and November 30, 2020. The Assessment Appeal forms are available from the Clerk of the Assessment Appeals Board at 1010 10th Street, 6th Floor, Suite 6700, Modesto, CA 95354 or on their website at www.stancounty.com/board/aab.shtm. Their telephone number is (209) 525-6414.

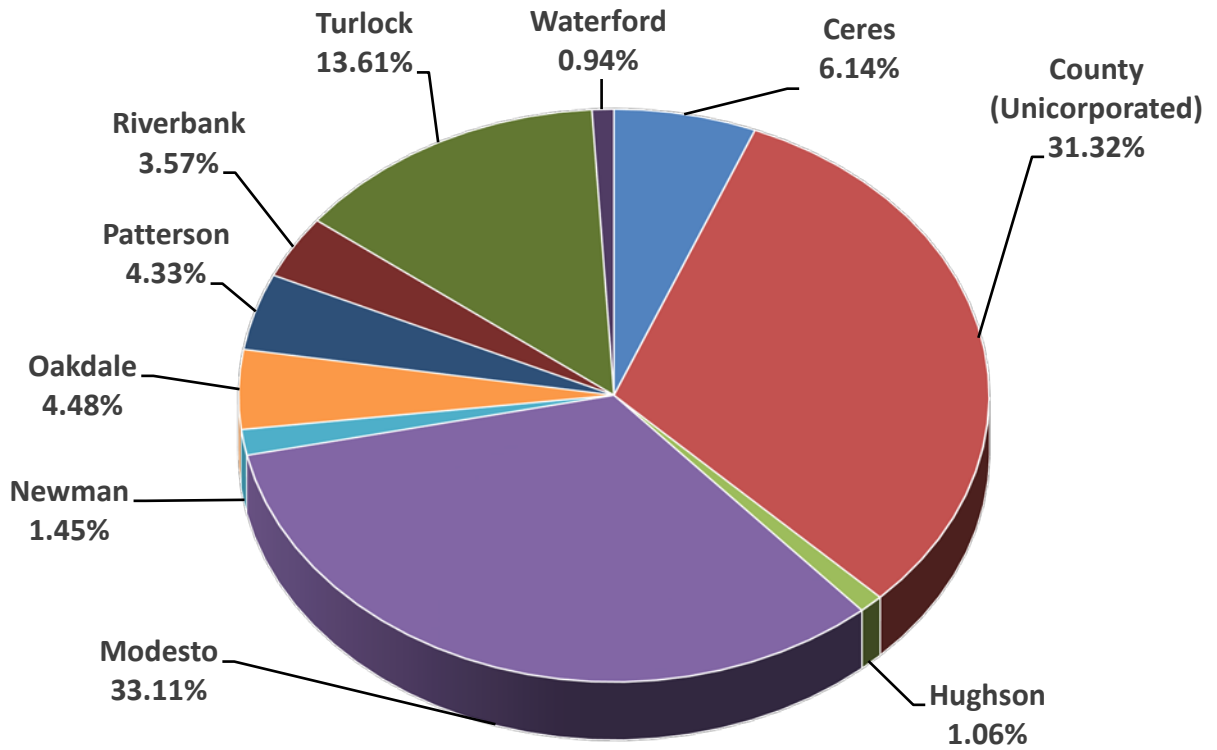
I want to say a special thank you to the employees of the Stanislaus County Assessor’s office for their professionalism, commitment to customer service, innovative solutions and for always working to provide more cost-effective assessments and services for the residents of Stanislaus County. Our success in completing the 2020-21 assessment roll is a direct result of their professionalism, enthusiasm and determination despite the complications of the COVID-19 emergency.

2020-21 Assessment Roll summary reports for Stanislaus County and breakout reports by unincorporated area and by city, appear on the following pages.

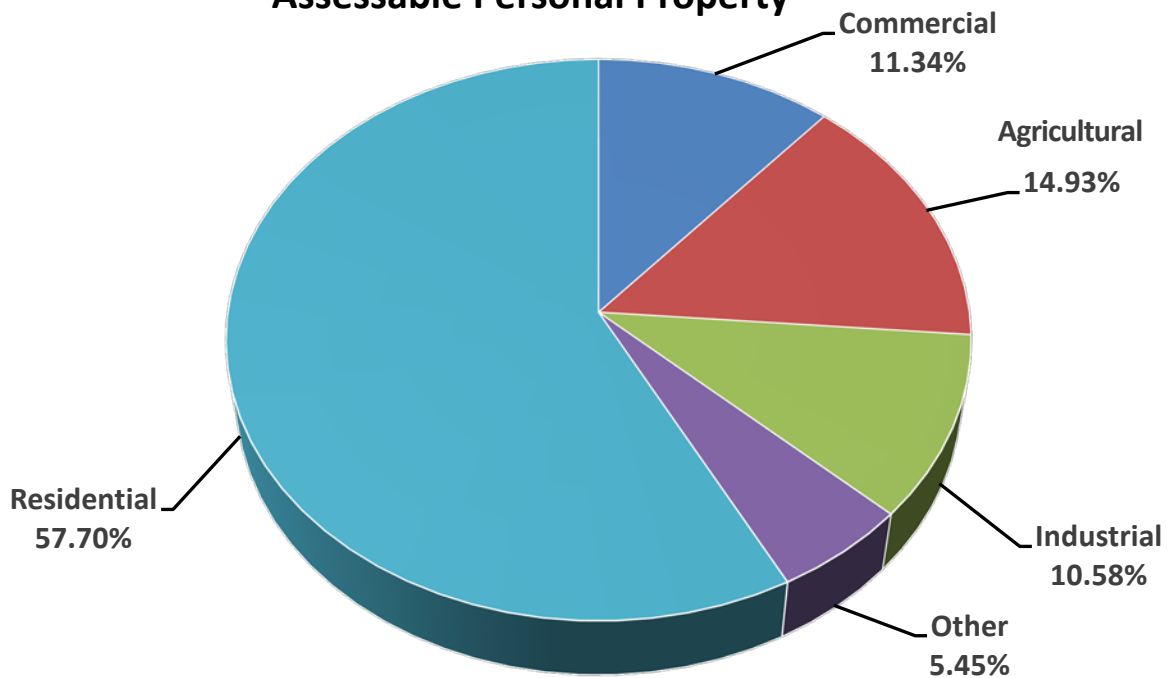
Historical Assessment Roll Information

Assessment Roll Value		Change from Prior Roll
2020/21	\$55,053,578,007	4.93%
2019/20	\$52,466,489,131	5.95%
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%

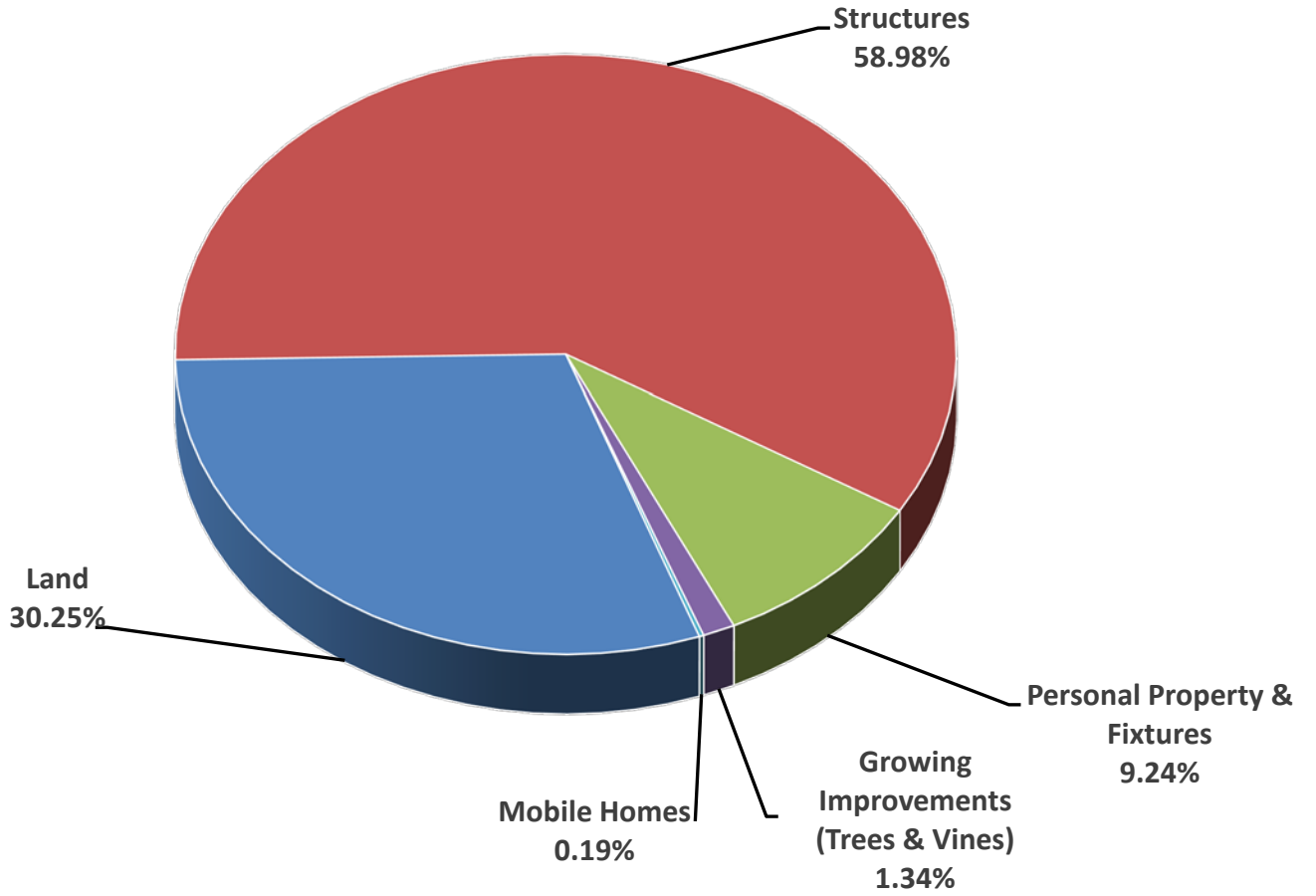
Allocation of 2020-21 Roll by Cities and the Unincorporated County



Allocation of 2020-21 Roll by Use Type Including Assessable Personal Property



Allocation of 2020-21 Roll by Value Type



STANISLAUS COUNTY

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	16,385,830,691	17,297,570,103	911,739,412	5.56%
Improvements, Fixtures, Personal Property & Penalty	38,162,834,520	39,878,726,832	1,715,892,312	4.50%
Less:				
*Exemptions	2,082,176,080	2,122,718,928	40,542,848	1.95%
Total	<u>52,466,489,131</u>	<u>55,053,578,007</u>	<u>2,587,088,876</u>	<u>4.93%</u>

**Homeowner Exemptions	494,123,487	490,268,651	(3,854,836)	-0.78%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	***	5,868,472,518	6,193,775,694	325,303,176	5.54%
Improvements, Personal Property & Penalty		10,707,780,504	11,205,997,417	498,216,913	4.65%
Less:					
*Exemptions		153,090,207	156,347,649	3,257,442	2.13%
Total	***	<u>16,423,162,815</u>	<u>17,243,425,462</u>	<u>820,262,647</u>	<u>4.99%</u>

**Homeowner Exemptions		101,251,372	99,961,553	(1,289,819)	-1.27%
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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 of \$2,694,797 (2018-19) and \$2,748,691 (2019-20).

CITIES

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	10,517,358,173	11,103,794,409	586,436,236	5.58%
Improvements, Personal Property & Penalty	27,455,054,016	28,672,729,415	1,217,675,399	4.44%
Less:				
*Exemptions	1,929,085,873	1,966,371,279	37,285,406	1.93%
Total	36,043,326,316	37,810,152,545	1,766,826,229	4.90%

**Homeowner Exemptions	392,872,115	390,307,098	(2,565,017)	-0.65%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	972,129,016	1,015,283,751	43,154,735	4.44%
Improvements, Personal Property & Penalty	2,340,027,643	2,432,490,829	92,463,186	3.95%
Less:				
*Exemptions	67,689,224	68,615,377	926,153	1.37%
Total	3,244,467,435	3,379,159,203	134,691,768	4.15%

**Homeowner Exemptions	37,649,843	37,512,887	(136,956)	-0.36%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	169,042,800	177,694,308	8,651,508	5.12%
Improvements, Personal Property & Penalty	466,906,839	486,365,981	19,459,142	4.17%
Less:				
*Exemptions	76,036,489	79,683,299	3,646,810	4.80%
Total	559,913,150	584,376,990	24,463,840	4.37%

**Homeowner Exemptions	7,359,263	7,278,192	(81,071)	-1.10%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	5,179,521,964	5,471,911,567	292,389,603	5.65%
Improvements, Personal Property & Penalty	13,616,712,364	14,190,752,791	574,040,427	4.22%
Less:				
*Exemptions	1,424,331,025	1,434,223,664	9,892,639	0.69%
Total	17,371,903,303	18,228,440,694	856,537,391	4.93%

**Homeowner Exemptions	200,308,818	198,793,232	(1,515,586)	-0.76%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	196,796,887	206,817,137	10,020,250	5.09%
Improvements, Personal Property & Penalty	581,494,150	609,007,441	27,513,291	4.73%
Less:				
*Exemptions	23,055,553	16,401,538	(6,654,015)	-28.86%
Total	755,235,484	799,423,040	44,187,556	5.85%

**Homeowner Exemptions	10,150,300	10,248,300	98,000	0.97%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	708,273,553	741,529,922	33,256,369	4.70%
Improvements, Personal Property & Penalty	1,687,814,039	1,763,083,183	75,269,144	4.46%
Less:				
*Exemptions	38,214,605	39,324,030	1,109,425	2.90%
Total	<u>2,357,872,987</u>	<u>2,465,289,075</u>	<u>107,416,088</u>	<u>4.56%</u>

**Homeowner Exemptions	24,021,200	23,867,200	(154,000)	-0.64%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	572,934,897	623,421,043	50,486,146	8.81%
Improvements, Personal Property & Penalty	1,723,074,598	1,784,707,811	61,633,213	3.58%
Less:				
*Exemptions	24,682,263	26,753,226	2,070,963	8.39%
Total	2,271,327,232	2,381,375,628	110,048,396	4.85%

**Homeowner Exemptions	18,187,400	18,139,800	(47,600)	-0.26%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	574,120,661	610,527,555	36,406,894	6.34%
Improvements, Personal Property & Penalty	1,339,577,605	1,386,521,475	46,943,870	3.50%
Less:				
*Exemptions	32,712,825	33,693,759	980,934	3.00%
Total	1,880,985,441	1,963,355,271	82,369,830	4.38%

**Homeowner Exemptions	23,556,339	23,553,600	(2,739)	-0.01%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	1,991,042,229	2,093,704,680	102,662,451	5.16%
Improvements, Personal Property & Penalty	5,345,241,896	5,645,931,963	300,690,067	5.63%
Less:				
*Exemptions	222,116,891	247,693,648	25,576,757	11.51%
Total	<u>7,114,167,234</u>	<u>7,491,942,995</u>	<u>377,775,761</u>	<u>5.31%</u>

**Homeowner Exemptions	63,739,000	62,967,600	(771,400)	-1.21%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2019/2020 VALUE	2020/2021 VALUE	Increase or Decrease	Percent Change
Land	153,496,166	162,904,446	9,408,280	6.13%
Improvements, Personal Property & Penalty	354,204,882	373,867,941	19,663,059	5.55%
Less:				
*Exemptions	20,246,998	19,982,738	(264,260)	-1.31%
Total	487,454,050	516,789,649	29,335,599	6.02%
**Homeowner Exemptions	7,899,952	7,946,287	46,335	0.59%

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

**Reimbursable Exemptions Not Subtracted From Total