



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

Mercy Maya  
Assistant Assessor

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)

---

For further information contact:

Don H. Gaekle, Assessor  
Mercy Maya, Assistant Assessor  
1010 Tenth Street, Suite 2400  
Modesto, CA 95354  
(209) 525-6461

**FOR IMMEDIATE RELEASE: 2014/15 Assessment Roll Figures Announced**

Today, Don H. Gaekle Stanislaus County Assessor announced that the 2014-15 Regular Assessment Roll total is \$39,175,319,581. This is an increase of more than \$4.04 billion. The 11.50% increase reflects the strong improvement in the residential real estate market during the 2013 calendar year.

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 2013. The office reviewed over 66,000 residential properties that were on reduced market value for last year's roll. These owners will see very significant increases in their assessed value for the 2014-15 assessment roll. Last year Stanislaus County had 51% of all parcels on a reduced market value. This year that percentage has dropped to 27%, with the balance being restored to their Proposition 13 factored base value.

Proposition 13 enacted in 1978, requires the Assessor to establish the "Base Year Value" of a property as of the date of change in ownership. This Base Year Value receives an annual adjustment for inflation not to exceed 2%. For 2014-15 this inflation factor was only 0.454 %. The subsequent annual enrolled assessed value is what is referred to as the "Factored Base Value". This Factored Base Value is also adjusted to reflect the addition of any new construction. If Market Value is less than the Factored Base Value, in any given year, the Assessor is to enroll the Market Value as of the January 1<sup>st</sup> lien date.

The assessment roll, which includes more than 178,000 roll units of real property and business assessments, is the basis upon which property taxes are levied. Gaekle said, *"The 2014-15 assessment roll will produce approximately \$390 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.

Three years ago, the County Board of Supervisors approved the Assessor's request to notify taxpayers of changes in their respective Assessed Values electronically. This change has saved the county (taxpayers) in excess of \$25,000 annually. The valuation information can now be accessed via the Assessors website at <http://qa.co.stanislaus.ca.us/AssessorWeb/public/ValueNotice-Search.jsp>.

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> 2014. 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.

Gaekle credits the Assessor's staff for completing the assessment roll. Gaekle went on to say, *"We have a professional staff that stayed focused to complete their assigned duties in a year that saw significant changes. We remain focused on innovative solutions to provide cost effective services to the residents of Stanislaus County. Our success is a direct result of the professionalism, commitment and enthusiasm of our staff"*.

**See attachments for breakdown of regular Assessment Roll Totals.**

## Historical Assessment Roll Information

### Assessment Roll Value

2014/15	\$39,175,319,581
2013/14	\$35,134,919,019
2012/13	\$33,480,321,043
2011/12	\$33,974,305,271
2010/11	\$35,156,923,896
2009/10	\$36,879,868,103
2008/09	\$40,016,874,475
2007/08	\$42,968,669,981
2006/07	\$39,125,852,578
2005/06	\$33,412,511,370
2004/05	\$29,128,915,183
2003/04	\$26,509,639,647
2002/03	\$24,262,545,541
2001/02	\$22,283,500,081
2000/01	\$20,625,642,493
1999/00	\$19,381,399,854
1998/99	\$18,558,015,471
1997/98	\$18,127,371,836
1996/97	\$17,724,042,188
1995/96	\$17,447,661,171
1994/95	\$17,066,108,245
1993/94	\$16,774,139,969

### Change in Assessment Roll Value from Previous Year

2014/15	11.50%
2013/14	4.94%
2012/13	-1.45%
2011/12	-3.36%
2010/11	-4.67%
2009/10	-7.84%
2008/09	-6.87%
2007/08	9.82%
2006/07	16.99%
2005/06	14.71%
2004/05	9.88%
2003/04	9.26%
2002/03	8.80%
2001/02	8.04%
2000/01	6.42%
1998/99	2.38%
1997/98	2.28%
1996/97	1.58%
1995/96	2.23%
1994/95	1.74%
1993/94	5.56%

**STANISLAUS COUNTY**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	10,161,759,869	10,835,882,223	674,122,354	6.63%
Improvements, Fixtures, Personal Property & Penalty	26,918,114,140	30,184,131,806	3,266,017,666	12.13%
<b>Less:</b>				
*Exemptions	1,944,954,990	1,844,694,448	(100,260,542)	-5.15%
<b>Total</b>	<b><u>35,134,919,019</u></b>	<b><u>39,175,319,581</u></b>	4,040,400,562	<b><u>11.50%</u></b>

**Homeowner Exemptions	520,571,829	508,739,967	(11,831,862)	-2.27%
---------------------------	-------------	-------------	--------------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**UNINCORPORATED**

**TAXABLE VALUE RECAP**

		2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	***	3,642,166,175	3,980,034,996	337,868,821	9.28%
Improvements, Personal Property & Penalty		7,501,263,413	8,172,831,515	671,568,102	8.95%
<b>Less:</b>					
*Exemptions		153,152,218	133,666,854	(19,485,364)	-12.72%
<b>Total</b>	<b>***</b>	<b><u>10,990,277,370</u></b>	<b><u>12,019,199,657</u></b>	1,028,922,287	<b><u>9.36%</u></b>

**Homeowner Exemptions	109,164,302	107,021,871	(2,142,431)	-1.96%
------------------------	-------------	-------------	-------------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

\*\*\* Adjusted to include pipeline right of way value (2013-14 \$ 2,489,977 and 2014-15 \$ 2,501,280)

**CITIES**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	6,519,593,694	6,855,847,227	336,253,533	5.16%
Improvements, Personal Property & Penalty	19,416,850,727	22,011,300,291	2,594,449,564	13.36%
<b>Less:</b>				
*Exemptions	1,791,802,772	1,711,027,594	(80,775,178)	-4.51%
<b>Total</b>	<b><u>24,144,641,649</u></b>	<b><u>27,156,119,924</u></b>	3,011,478,275	<b><u>12.47%</u></b>

**Homeowner Exemptions	411,407,527	401,718,096	(9,689,431)	-2.36%
---------------------------	-------------	-------------	-------------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

## CERES

### TAXABLE VALUE RECAP

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	638,723,403	674,236,621	35,513,218	5.56%
Improvements, Personal Property & Penalty	1,610,792,446	1,895,295,212	284,502,766	17.66%
<b>Less:</b>				
*Exemptions	55,728,713	53,994,493	(1,734,220)	-3.11%
<b>Total</b>	<b><u>2,193,787,136</u></b>	<b><u>2,515,537,340</u></b>	321,750,204	<b><u>14.67%</u></b>

**Homeowner Exemptions	39,593,830	38,681,916	(911,914)	-2.30%
---------------------------	------------	------------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

## HUGHSON

### TAXABLE VALUE RECAP

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	92,277,639	104,556,787	12,279,148	13.31%
Improvements, Personal Property & Penalty	326,197,294	384,901,973	58,704,679	18.00%
<b>Less:</b>				
*Exemptions	69,272,762	16,257,041	(53,015,721)	-76.53%
<b>Total</b>	<b>349,202,171</b>	<b>473,201,719</b>	123,999,548	<b>35.51%</b>

**Homeowner Exemptions	7,181,262	7,172,176	(9,086)	-0.13%
---------------------------	-----------	-----------	---------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total



**MODESTO**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	3,190,408,427	3,379,381,534	188,973,107	5.92%
Improvements, Personal Property & Penalty	10,262,332,661	11,321,126,507	1,058,793,846	10.32%
<b>Less:</b>				
*Exemptions	1,284,699,607	1,251,779,940	(32,919,667)	-2.56%
<b>Total</b>	<b><u>12,168,041,481</u></b>	<b><u>13,448,728,101</u></b>	1,280,686,620	<b><u>10.53%</u></b>

**Homeowner Exemptions	212,300,135	206,576,695	(5,723,440)	-2.70%
---------------------------	-------------	-------------	-------------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**NEWMAN**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	109,190,090	118,622,199	9,432,109	8.64%
Improvements, Personal Property & Penalty	357,639,181	416,566,751	58,927,570	16.48%
<b>Less:</b>				
*Exemptions	15,972,869	16,773,642	800,773	5.01%
<b>Total</b>	<b>450,856,402</b>	<b>518,415,308</b>	67,558,906	<b>14.98%</b>

**Homeowner Exemptions	10,148,600	9,913,400	(235,200)	-2.32%
---------------------------	------------	-----------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# OAKDALE

## TAXABLE VALUE RECAP

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	405,780,476	426,613,387	20,832,911	5.13%
Improvements, Personal Property & Penalty	1,192,429,867	1,363,722,902	171,293,035	14.37%
<b>Less:</b>				
*Exemptions	28,047,597	27,940,506	(107,091)	-0.38%
<b>Total</b>	<b><u>1,570,162,746</u></b>	<b><u>1,762,395,783</u></b>	192,233,037	<b><u>12.24%</u></b>

**Homeowner Exemptions	23,444,361	23,315,025	(129,336)	-0.55%
---------------------------	------------	------------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**PATTERSON**

**TAXABLE VALUE RECAP**

	<u>2013/2014 VALUE</u>	<u>2014/2015 VALUE</u>	<u>Increase or Decrease</u>	<u>% Change</u>
Land	318,190,995	339,301,003	21,110,008	6.63%
Improvements, Personal Property & Penalty	961,296,166	1,235,086,768	273,790,602	28.48%
<b>Less:</b>				
*Exemptions	14,860,894	15,190,484	329,590	2.22%
<b>Total</b>	<b><u>1,264,626,267</u></b>	<b><u>1,559,197,287</u></b>	294,571,020	<b><u>23.29%</u></b>

**Homeowner Exemptions	18,900,554	18,375,785	(524,769)	-2.78%
---------------------------	------------	------------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**RIVERBANK**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	333,044,422	349,591,051	16,546,629	4.97%
Improvements, Personal Property & Penalty	937,978,328	1,081,168,925	143,190,597	15.27%
<b>Less:</b>				
*Exemptions	14,459,664	14,897,412	437,748	3.03%
<b>Total</b>	<b><u>1,256,563,086</u></b>	<b><u>1,415,862,564</u></b>	159,299,478	<b><u>12.68%</u></b>

**Homeowner Exemptions	24,524,088	23,863,934	(660,154)	-2.69%
---------------------------	------------	------------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**TURLOCK**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	1,333,632,983	1,360,253,476	26,620,493	2.00%
Improvements, Personal Property & Penalty	3,543,966,477	4,042,991,729	499,025,252	14.08%
<b>Less:</b>				
*Exemptions	293,189,276	300,499,354	7,310,078	2.49%
<b>Total</b>	<b><u>4,584,410,184</u></b>	<b><u>5,102,745,851</u></b>	<b>518,335,667</b>	<b><u>11.31%</u></b>

**Homeowner Exemptions	67,070,477	65,736,118	(1,334,359)	-1.99%
---------------------------	------------	------------	-------------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total

**WATERFORD**

**TAXABLE VALUE RECAP**

	2013/2014 VALUE	2014/2015 VALUE	Increase or Decrease	% Change
Land	98,345,259	103,291,169	4,945,910	5.03%
Improvements, Personal Property & Penalty	224,218,307	270,439,524	46,221,217	20.61%
<b>Less:</b>				
*Exemptions	15,571,390	13,694,722	(1,876,668)	-12.05%
<b>Total</b>	<b><u>306,992,176</u></b>	<b><u>360,035,971</u></b>	53,043,795	<b><u>17.28%</u></b>

**Homeowner Exemptions	8,244,220	8,083,047	(161,173)	-1.95%
---------------------------	-----------	-----------	-----------	--------

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

\*\*Reimbursable Exemptions Not Subtracted From Total