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**\*\*\*\*\*FOR IMMEDIATE RELEASE: 2021/2022 Assessment Roll Announced\*\*\*\*\***

Today, Don H. Gaekle, Stanislaus County Assessor announced that the 2021-2022 Stanislaus County Regular Assessment Roll total is **\$57,694,507,726**. This is a **4.80%** increase over the 2020-2021 roll total. The assessment roll increase is again broadly based throughout the unincorporated area 4.10% and the combined cities 5.11%. The increase for the incorporated cities ranged from 3.58% in Newman to 7.03% in Oakdale. The increases result from reassessments for new construction, changes in ownership, annual review of decline in value properties and mandated CPI (Consumer Price Index) increases on Proposition 13 values.

The County Assessor is mandated to annually establish assessed values for all taxable real property, mobile homes, boats, airplanes and business personal property located within the county. 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 2020 and the resulting assessed valuations are as of the January 1, 2021 lien date.

The 2020 calendar year was again a tumultuous one for the U.S., for California and for Stanislaus County. However, despite the economic distress for many business owners, real estate values remained surprisingly strong. Overall, any impacts to the combined commercial and industrial real estate markets due to economic distress have been slow to materialize and the residential market is very strong. We will continue to monitor sales and data for market changes. Where needed, we will review and adjust property assessments to ensure that assessed values are at the lower of a property's Proposition 13 factored base value, or its 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 2021-22 assessment roll, the Proposition 13 "Factored Base Values" inflation factor is **1.036%**.

Proposition 8, also passed in 1978, requires that the Assessor enroll the current market value of a property on any given January 1<sup>st</sup>, if it is lower than the Proposition 13 Factored Base Value.

The 2021-22 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$580 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 2021-22 assessed property value(s) online 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 \$300,000 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.***

Annual assessments may be appealed between July 2 and November 30, 2021. 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](http://www.stancounty.com/board/aab.shtm). Their telephone number is (209) 525-6414.

***I want to again 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 timely completing the 2021-22 assessment roll is a direct result of their professionalism, enthusiasm and determination despite the complications of the COVID-19 emergency.***

***2021-22 Assessment Roll summary reports for Stanislaus County and breakout reports by unincorporated area and by city, appear on the following pages.***

Sincerely,



Don H. Gaekle  
Assessor

## Historical Assessment Roll Information

Assessment Roll Value		Change from Prior Roll
2021/22	\$57,694,507,726	4.80%
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%

# STANISLAUS COUNTY

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	17,297,570,103	18,314,931,720	1,017,361,617	5.88%
Improvements, Fixtures, Personal Property & Penalty	39,878,726,832	41,551,408,259	1,672,681,427	4.19%
<b>Less:</b>				
*Exemptions	2,122,718,928	2,171,832,253	49,113,325	2.31%
<b>Total</b>	<b>55,053,578,007</b>	<b>57,694,507,726</b>	<b>2,640,929,719</b>	<b>4.80%</b>

\*\*Homeowner  
Exemptions                      490,268,651                      486,715,121                      (3,553,530)                      -0.72%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# UNINCORPORATED

## TAXABLE VALUE RECAP

		2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	***	6,193,775,694	6,512,546,358	318,770,664	5.15%
Improvements, Personal Property & Penalty		11,205,997,417	11,614,839,790	408,842,373	3.65%
<b>Less:</b>					
*Exemptions		156,347,649	176,571,227	20,223,578	12.94%
<b>Total</b>	***	<b>17,243,425,462</b>	<b>17,950,814,921</b>	<b>707,389,459</b>	<b>4.10%</b>

\*\*Homeowner Exemptions 99,961,553 98,795,995 (1,165,558) -1.17%

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

\*\*Reimbursable Exemptions not subtracted from total.

\*\*\* Adjusted to include pipeline right of way value of \$2,803,663 (2020-21) and \$2,832,707 (2021-22).

# CITIES

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	11,103,794,409	11,802,385,362	698,590,953	6.29%
Improvements, Personal Property & Penalty	28,672,729,415	29,936,568,469	1,263,839,054	4.41%
<b>Less:</b>				
*Exemptions	1,966,371,279	1,995,261,026	28,889,747	1.47%
<b>Total</b>	<b>37,810,152,545</b>	<b>39,743,692,805</b>	<b>1,933,540,260</b>	<b>5.11%</b>

**Homeowner Exemptions	390,307,098	387,919,126	(2,387,972)	-0.61%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total



# CERES

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	1,015,283,751	1,077,931,021	62,647,270	6.17%
Improvements, Personal Property & Penalty	2,432,490,829	2,549,264,346	116,773,517	4.80%
<b>Less:</b>				
*Exemptions	68,615,377	64,927,059	(3,688,318)	-5.38%
<hr/>				
<b>Total</b>	<b>3,379,159,203</b>	<b>3,562,268,308</b>	<b>183,109,105</b>	<b>5.42%</b>

**Homeowner Exemptions	37,512,887	37,069,216	(443,671)	-1.18%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# HUGHSON

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	177,694,308	192,685,012	14,990,704	8.44%
Improvements, Personal Property & Penalty	486,365,981	506,137,906	19,771,925	4.07%
<b>Less:</b>				
*Exemptions	79,683,299	80,333,309	650,010	0.82%
<hr/>				
<b>Total</b>	<b>584,376,990</b>	<b>618,489,609</b>	<b>34,112,619</b>	<b>5.84%</b>

**Homeowner Exemptions	7,278,192	7,249,200	(28,992)	-0.40%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total



# MODESTO

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	5,471,911,567	5,798,699,230	326,787,663	5.97%
Improvements, Personal Property & Penalty	14,190,752,791	14,796,619,896	605,867,105	4.27%
<b>Less:</b>				
*Exemptions	1,434,223,664	1,436,045,156	1,821,492	0.13%
<b>Total</b>	<b>18,228,440,694</b>	<b>19,159,273,970</b>	<b>930,833,276</b>	<b>5.11%</b>

\*\*Homeowner Exemptions                      198,793,232                      197,561,852                      (1,231,380)                      -0.62%

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

\*\*Reimbursable Exemptions Not Subtracted From Total

# NEWMAN

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	206,817,137	223,287,954	16,470,817	7.96%
Improvements, Personal Property & Penalty	609,007,441	628,211,064	19,203,623	3.15%
<b>Less:</b>				
*Exemptions	16,401,538	23,473,073	7,071,535	43.12%
<b>Total</b>	<b>799,423,040</b>	<b>828,025,945</b>	<b>28,602,905</b>	<b>3.58%</b>

**Homeowner Exemptions	10,248,300	10,230,700	(17,600)	-0.17%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# OAKDALE

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	741,529,922	795,776,536	54,246,614	7.32%
Improvements, Personal Property & Penalty	1,763,083,183	1,885,705,227	122,622,044	6.95%
<b>Less:</b>				
*Exemptions	39,324,030	42,772,758	3,448,728	8.77%
<hr/>				
<b>Total</b>	<b>2,465,289,075</b>	<b>2,638,709,005</b>	<b>173,419,930</b>	<b>7.03%</b>

**Homeowner Exemptions	23,867,200	23,804,200	(63,000)	-0.26%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# PATTERSON

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	623,421,043	662,089,367	38,668,324	6.20%
Improvements, Personal Property & Penalty	1,784,707,811	1,867,452,618	82,744,807	4.64%
<b>Less:</b>				
*Exemptions	26,753,226	38,905,094	12,151,868	45.42%
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<b>Total</b>	<b>2,381,375,628</b>	<b>2,490,636,891</b>	<b>109,261,263</b>	<b>4.59%</b>

**Homeowner Exemptions	18,139,800	18,124,400	(15,400)	-0.08%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# RIVERBANK

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	610,527,555	656,642,139	46,114,584	7.55%
Improvements, Personal Property & Penalty	1,386,521,475	1,429,958,451	43,436,976	3.13%
<b>Less:</b>				
*Exemptions	33,693,759	34,039,539	345,780	1.03%
<hr/>				
<b>Total</b>	<b>1,963,355,271</b>	<b>2,052,561,051</b>	<b>89,205,780</b>	<b>4.54%</b>

**Homeowner Exemptions	23,553,600	23,525,600	(28,000)	-0.12%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# TURLOCK

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	2,093,704,680	2,214,363,974	120,659,294	5.76%
Improvements, Personal Property & Penalty	5,645,931,963	5,886,964,358	241,032,395	4.27%
<b>Less:</b>				
*Exemptions	247,693,648	253,354,045	5,660,397	2.29%
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<b>Total</b>	<b>7,491,942,995</b>	<b>7,847,974,287</b>	<b>356,031,292</b>	<b>4.75%</b>

**Homeowner Exemptions	62,967,600	62,460,800	(506,800)	-0.80%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total

# WATERFORD

## TAXABLE VALUE RECAP

	2020/2021 VALUE	2021/2022 VALUE	Increase or Decrease	Percent Change
Land	162,904,446	180,910,129	18,005,683	11.05%
Improvements, Personal Property & Penalty	373,867,941	386,254,603	12,386,662	3.31%
<b>Less:</b>				
*Exemptions	19,982,738	21,410,993	1,428,255	7.15%
<hr/>				
<b>Total</b>	<b>516,789,649</b>	<b>545,753,739</b>	<b>28,964,090</b>	<b>5.60%</b>

**Homeowner Exemptions	7,946,287	7,893,158	(53,129)	-0.67%
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\*Total Veteran, Church, Welfare, School, and Religious Exemptions.

\*\*Reimbursable Exemptions Not Subtracted From Total