



Don H. Gaekle
Stanislaus County Assessor

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

Sarah Lewis
Assistant Assessor
Administration

Matt N. Reavill
Assistant Assessor
Valuation

Phone: (209) 525-6461
Fax: (209) 525-6586

www.stancounty.com/assessor

July 1, 2022

For further information contact:

Don H. Gaekle, Assessor
Sarah Lewis, Assistant Assessor – Administration
Matt N. Reavill, Assistant Assessor - Valuation
1010 Tenth Street, Suite 2400
Modesto, CA 95354
(209) 525-6461

*******FOR IMMEDIATE RELEASE: 2022/2023 Assessment Roll Announced*******

Today, Don H. Gaekle, Stanislaus County Assessor announced the 2022-2023 Stanislaus County Regular Assessment Roll total of **\$61,628,917,865**. This is a **6.82%** increase over the 2021-2022 roll total. The percentage roll growth for 2022-2023 significantly exceeded the growth in the prior year for all cities and the unincorporated area. The increases result from reassessments for new construction, changes in ownership, annual review of decline in value properties and mandated CPI increases on Proposition 13 base values. The 2022-23 inflation adjustment is the maximum **2.00%**.

Assessment Roll by Unincorporated Area and Cities:

<u>Jurisdiction</u>	<u>Assessed Value</u>	<u>Percent Increase</u>
Unincorporated County	\$19,011,078,327	5.91%
Ceres	\$ 3,758,201,873	5.50%
Hughson	\$ 671,982,877	8.65%
Modesto	\$20,543,582,366	7.23%
Newman	\$ 881,546,796	6.46%
Oakdale	\$ 2,860,435,977	8.40%
Patterson	\$ 2,698,615,515	8.35%
Riverbank	\$ 2,226,229,408	8.46%
Turlock	\$ 8,374,220,525	6.71%
Waterford	\$ 603,024,201	10.49%
Total	\$61,628,917,865	6.82%

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 2021 and the resulting assessed valuations are effective as of the January 1, 2022 lien date.

The 2021 calendar year saw strong demand for residential property in Stanislaus County as in the rest of California and the U.S. generally. Business property assessments on the unsecured roll also increased by 6.82% for 2022-2023. Where needed, we will review and adjust property assessments to ensure that assessed values are at the lower of a property's Prop 13 factored base value, or its current market value for January 1, 2022 lien date.

Proposition 13 required that Assessors establish a "Factored Base Year Value" for all real property that existed as of the 1975 lien date. It also requires the reassessment, at market value, of any portion of a property that it changes ownership or is newly constructed after the 1975 lien date. Proposition 8, also passed in 1978, requires that the Assessor enroll the lower of the current market value of a property on any given January 1st, or its Proposition 13 Factored Base Value.

The 2022-23 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$616 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 2022-23 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 \$325,000 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, 2022. Applications for appeals 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 <https://www.stancounty.com/board/aab/> Their telephone number is (209) 525-6414.

Many thanks to the employees of the Stanislaus County Assessor's office for their professionalism and commitment to customer service. Our success in timely completing the 2022-2023 assessment roll is a direct result of their professionalism, enthusiasm, innovation and determination despite the complications of the on-going COVID-19 emergency.

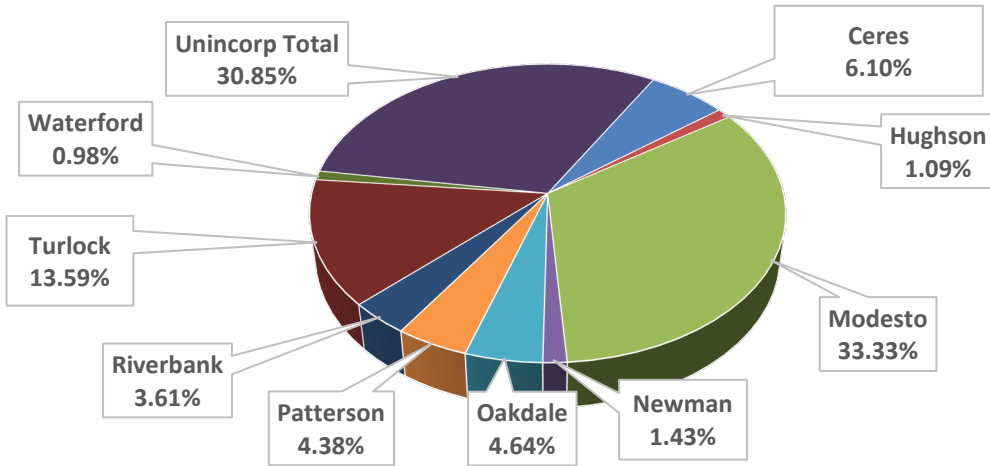
2022-23 Assessment Roll summary reports for Stanislaus County and breakout reports by unincorporated area and by city, appear on the following pages.

Sincerely,

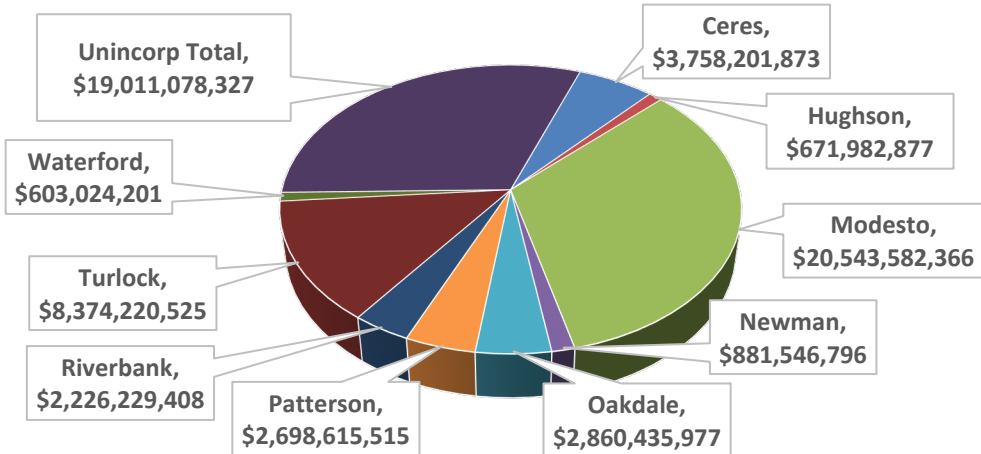


Don H. Gaekle
Assessor

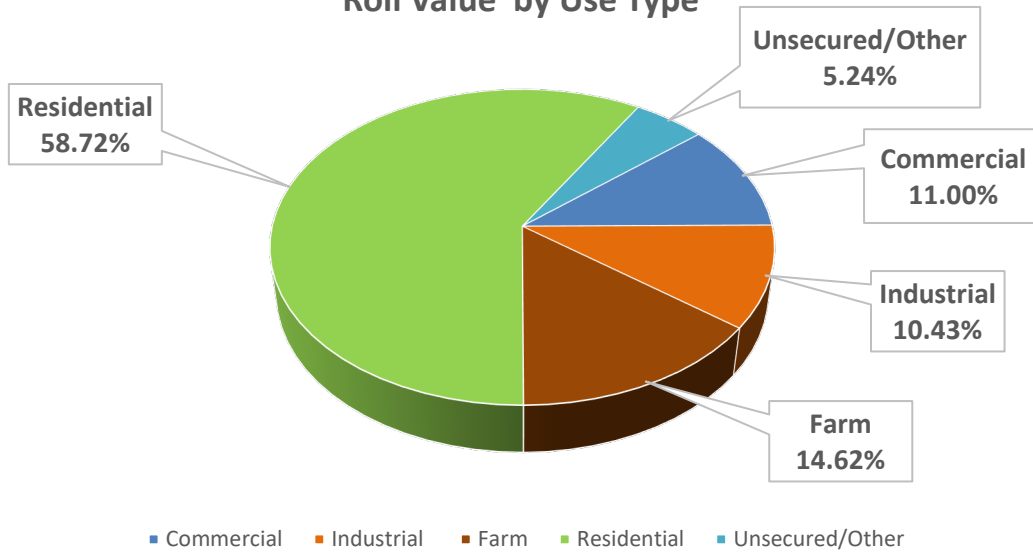
Percentage Assessed Value by City & Unincorporated



Assessed Roll Value by City & Unincorporated



Roll Value by Use Type



Historical Assessment Roll Information

Assessment Roll Value	Change from Prior Roll
2022/23 \$61,628,917,865	6.82%
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

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	18,314,931,720	19,907,383,495	1,592,451,775	8.69%
Improvements, Fixtures, Personal Property & Penalty	41,551,408,259	44,026,229,114	2,474,820,855	5.96%
Less:				
*Exemptions	2,171,832,253	2,304,694,744	132,862,491	6.12%
Total	57,694,507,726	61,628,917,865	3,934,410,139	6.82%

**Homeowner Exemptions	486,715,121	481,809,769	(4,905,352)	-1.01%
---------------------------	-------------	-------------	-------------	--------

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

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	***	6,512,546,358	7,023,814,507	511,268,149	7.85%
Improvements, Personal Property & Penalty		11,614,839,790	12,166,061,559	551,221,769	4.75%
Less:					
*Exemptions		176,571,227	178,797,739	2,226,512	1.26%
Total	***	<u>17,950,814,921</u>	<u>19,011,078,327</u>	<u>1,060,263,406</u>	<u>5.91%</u>

**Homeowner Exemptions 98,795,995 97,405,528 (1,390,467) -1.41%

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

**Reimbursable Exemptions not subtracted from total.

*** Adjusted to include pipeline right of way value of \$2,832,707 (2021-22) and \$2,889,359 (2022-23).

CITIES

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	11,802,385,362	12,883,568,988	1,081,183,626	9.16%
Improvements, Personal Property & Penalty	29,936,568,469	31,860,167,555	1,923,599,086	6.43%
Less:				
*Exemptions	1,995,261,026	2,125,897,005	130,635,979	6.55%
Total	<u>39,743,692,805</u>	<u>42,617,839,538</u>	<u>2,874,146,733</u>	<u>7.23%</u>

**Homeowner Exemptions 387,919,126 384,404,241 (3,514,885) -0.91%

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

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	1,077,931,021	1,152,855,311	74,924,290	6.95%
Improvements, Personal Property & Penalty	2,549,264,346	2,680,403,147	131,138,801	5.14%
Less:				
*Exemptions	64,927,059	75,056,585	10,129,526	15.60%
Total	<u>3,562,268,308</u>	<u>3,758,201,873</u>	<u>195,933,565</u>	<u>5.50%</u>

**Homeowner Exemptions 37,069,216 36,722,171 (347,045) -0.94%

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

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	192,685,012	212,396,839	19,711,827	10.23%
Improvements, Personal Property & Penalty	506,137,906	542,142,443	36,004,537	7.11%
Less:				
*Exemptions	80,333,309	82,556,405	2,223,096	2.77%
Total	618,489,609	671,982,877	53,493,268	8.65%

**Homeowner Exemptions 7,249,200 7,189,000 (60,200) -0.83%

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

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	5,798,699,230	6,329,843,580	531,144,350	9.16%
Improvements, Personal Property & Penalty	14,796,619,896	15,737,419,967	940,800,071	6.36%
Less:				
*Exemptions	1,436,045,156	1,523,681,181	87,636,025	6.10%
Total	19,159,273,970	20,543,582,366	1,384,308,396	7.23%

**Homeowner Exemptions 197,561,852 195,268,270 (2,293,582) -1.16%

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

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	223,287,954	247,671,876	24,383,922	10.92%
Improvements, Personal Property & Penalty	628,211,064	658,005,356	29,794,292	4.74%
Less:				
*Exemptions	23,473,073	24,130,436	657,363	2.80%
Total	828,025,945	881,546,796	53,520,851	6.46%

**Homeowner Exemptions 10,230,700 10,060,400 (170,300) -1.66%

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

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	795,776,536	863,415,307	67,638,771	8.50%
Improvements, Personal Property & Penalty	1,885,705,227	2,040,697,567	154,992,340	8.22%
Less:				
*Exemptions	42,772,758	43,676,897	904,139	2.11%
Total	<u>2,638,709,005</u>	<u>2,860,435,977</u>	<u>221,726,972</u>	<u>8.40%</u>

**Homeowner Exemptions 23,804,200 23,830,800 26,600 0.11%

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

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	662,089,367	738,152,605	76,063,238	11.49%
Improvements, Personal Property & Penalty	1,867,452,618	2,000,329,824	132,877,206	7.12%
Less:				
*Exemptions	38,905,094	39,866,914	961,820	2.47%
Total	<u>2,490,636,891</u>	<u>2,698,615,515</u>	<u>207,978,624</u>	<u>8.35%</u>

**Homeowner Exemptions 18,124,400 18,130,000 5,600 0.03%

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

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	656,642,139	710,679,967	54,037,828	8.23%
Improvements, Personal Property & Penalty	1,429,958,451	1,550,720,842	120,762,391	8.45%
Less:				
*Exemptions	34,039,539	35,171,401	1,131,862	3.33%
Total	2,052,561,051	2,226,229,408	173,668,357	8.46%

**Homeowner Exemptions 23,525,600 23,261,000 (264,600) -1.12%

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

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	2,214,363,974	2,422,838,484	208,474,510	9.41%
Improvements, Personal Property & Penalty	5,886,964,358	6,234,288,755	347,324,397	5.90%
Less:				
*Exemptions	253,354,045	282,906,714	29,552,669	11.66%
Total	7,847,974,287	8,374,220,525	526,246,238	6.71%

**Homeowner Exemptions 62,460,800 62,069,000 (391,800) -0.63%

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

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2021/2022 VALUE	2022/2023 VALUE	Increase or Decrease	Percent Change
Land	180,910,129	205,715,019	24,804,890	13.71%
Improvements, Personal Property & Penalty	386,254,603	416,159,654	29,905,051	7.74%
Less:				
*Exemptions	21,410,993	18,850,472	(2,560,521)	-11.96%
Total	545,753,739	603,024,201	57,270,462	10.49%

**Homeowner Exemptions 7,893,158 7,873,600 (19,558) -0.25%

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

**Reimbursable Exemptions Not Subtracted From Total