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*******FOR IMMEDIATE RELEASE: 2023/2024 Assessment Roll Announced*******

Today, Don H. Gaekle, Stanislaus County Assessor announced the 2023-2024 Stanislaus County Regular Assessment Roll total of **\$65,688,700,362**. This is a **6.59%** increase over the 2022-2023 roll total. The percentage roll growth for 2023-2024 was broad based with all cities and the unincorporated county exceeding 6% roll growth. 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 2023-24 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	\$20,229,549,214	6.41%
Ceres	\$ 3,983,512,537	6.00%
Hughson	\$ 762,014,093	13.40%
Modesto	\$21,805,664,706	6.14%
Newman	\$ 936,472,903	6.23%
Oakdale	\$ 3,042,867,949	6.38%
Patterson	\$ 2,981,854,111	10.50%
Riverbank	\$ 2,389,253,929	7.32%
Turlock	\$ 8,898,869,269	6.27%
Waterford	\$ 658,641,651	9.22%
Total	\$65,688,700,362	6.59%

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 2022 and the resulting assessed valuations are effective as of the January 1, 2023, lien date.

The 2022 calendar year saw reduced sale activity and significantly longer days on the market for residential properties in Stanislaus County as in the rest of California and the U.S. generally. However, the average sale price and price per sq ft have remained strong while actual sale volume has declined significantly. Business personal property assessments on both the secured and unsecured rolls increased significantly by 14.47% for 2023-2024. 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 the January 1, 2023, 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 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 a property's current market value, or its Proposition 13 Factored Base Value, on any given January 1st lien date.

The 2023-24 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$650 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 2023-24 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 \$350,000 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, 2023. 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.

Maintaining a full workforce this year has been difficult for the Assessor's office, as it has been for the County generally and numerous private companies. A special thanks goes out to the employees of the Stanislaus County Assessor's office for their professionalism and commitment to customer service, despite these challenges. Our success in timely completing the 2023-2024 assessment roll is a direct result of their professionalism and determination to succeed.

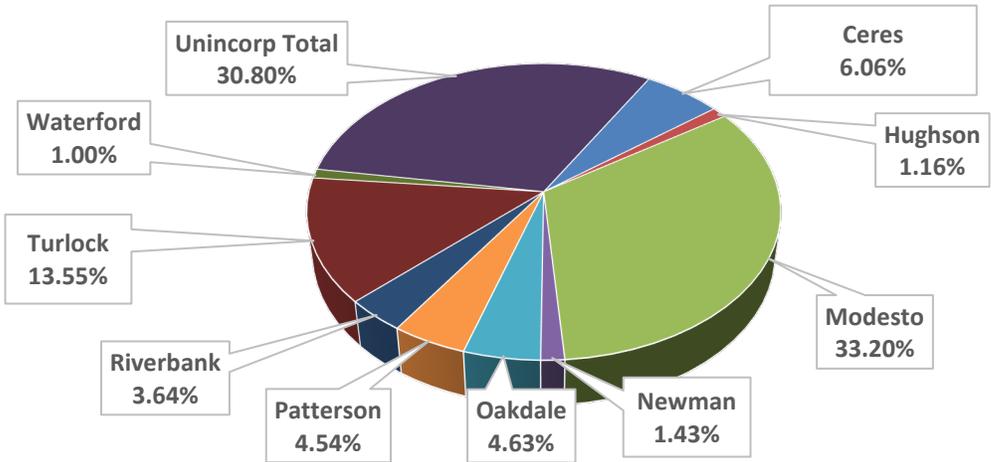
2023-2024 Assessment Roll summary reports for Stanislaus County and breakout reports by unincorporated area and by city, appear on the following pages.

Sincerely,

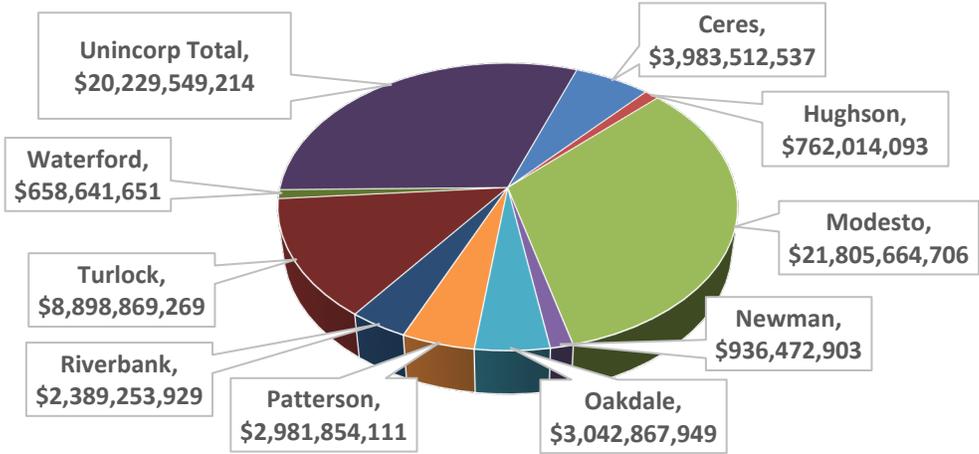


Don H. Gaekle
Assessor

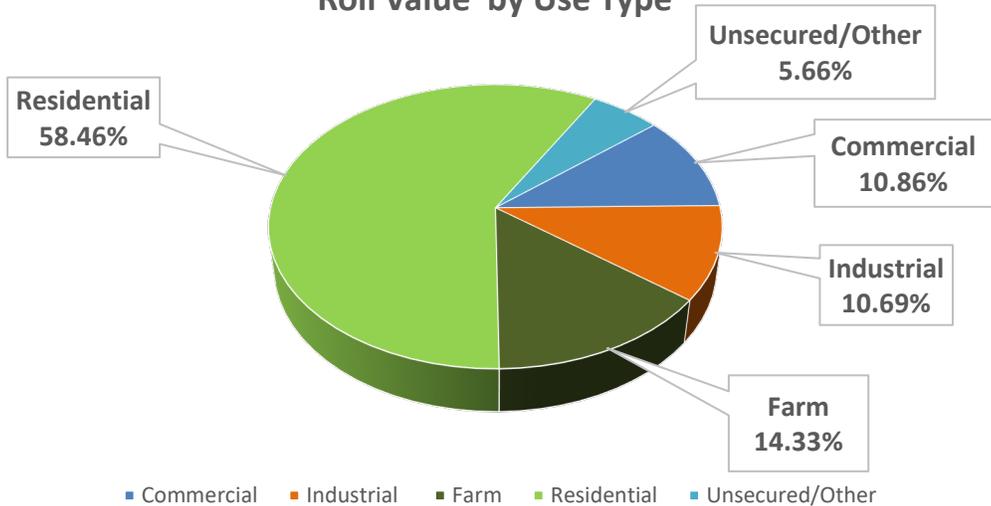
Percentage Assessed Value by City & Unincorporated



Assessed Roll Value by City & Unincorporated



Roll Value by Use Type



Historical Assessment Roll Information

Assessment Roll Value	Change from Prior Roll
2023/24	\$65,688,700,362 6.59%
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

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	19,907,383,495	21,584,589,596	1,677,206,101	8.43%
Improvements, Fixtures, Personal Property & Penalty	44,026,229,114	46,499,161,700	2,472,932,586	5.62%
Less:				
*Exemptions	2,304,694,744	2,395,050,934	90,356,190	3.92%
Total	61,628,917,865	65,688,700,362	4,059,782,497	6.59%

**Homeowner Exemptions 481,809,769 479,495,362 (2,314,407) -0.48%

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

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	***	7,023,814,507	7,493,263,244	469,448,737	6.68%
Improvements, Personal Property & Penalty		12,166,061,559	12,921,567,036	755,505,477	6.21%
Less:					
*Exemptions		178,797,739	185,281,066	6,483,327	3.63%
Total	***	<u>19,011,078,327</u>	<u>20,229,549,214</u>	<u>1,218,470,887</u>	<u>6.41%</u>

**Homeowner Exemptions		97,405,528	96,658,354	(747,174)	-0.77%
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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 \$2,889,359 (2022-23) and \$2,947,145 (2023-24).

CITIES

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	12,883,568,988	14,091,326,352	1,207,757,364	9.37%
Improvements, Personal Property & Penalty	31,860,167,555	33,577,594,664	1,717,427,109	5.39%
Less:				
*Exemptions	2,125,897,005	2,209,769,868	83,872,863	3.95%
Total	42,617,839,538	45,459,151,148	2,841,311,610	6.67%

**Homeowner Exemptions 384,404,241 382,837,008 (1,567,233) -0.41%

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

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	1,152,855,311	1,242,286,048	89,430,737	7.76%
Improvements, Personal Property & Penalty	2,680,403,147	2,819,850,079	139,446,932	5.20%
Less:				
*Exemptions	75,056,585	78,623,590	3,567,005	4.75%
Total	<u>3,758,201,873</u>	<u>3,983,512,537</u>	<u>225,310,664</u>	<u>6.00%</u>

**Homeowner Exemptions 36,722,171 36,480,086 (242,085) -0.66%

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

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	212,396,839	252,050,419	39,653,580	18.67%
Improvements, Personal Property & Penalty	542,142,443	585,966,156	43,823,713	8.08%
Less:				
*Exemptions	82,556,405	76,002,482	(6,553,923)	-7.94%
Total	<u>671,982,877</u>	<u>762,014,093</u>	<u>90,031,216</u>	<u>13.40%</u>

**Homeowner Exemptions 7,189,000 7,245,000 56,000 0.78%

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

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	6,329,843,580	6,856,920,460	527,076,880	8.33%
Improvements, Personal Property & Penalty	15,737,419,967	16,511,066,001	773,646,034	4.92%
Less:				
*Exemptions	1,523,681,181	1,562,321,755	38,640,574	2.54%
Total	<u>20,543,582,366</u>	<u>21,805,664,706</u>	<u>1,262,082,340</u>	<u>6.14%</u>

**Homeowner Exemptions 195,268,270 194,218,860 (1,049,410) -0.54%

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

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	247,671,876	276,605,108	28,933,232	11.68%
Improvements, Personal Property & Penalty	658,005,356	685,011,833	27,006,477	4.10%
Less:				
*Exemptions	24,130,436	25,144,038	1,013,602	4.20%
Total	881,546,796	936,472,903	54,926,107	6.23%

**Homeowner Exemptions 10,060,400 10,092,600 32,200 0.32%

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

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	863,415,307	943,234,232	79,818,925	9.24%
Improvements, Personal Property & Penalty	2,040,697,567	2,160,548,817	119,851,250	5.87%
Less:				
*Exemptions	43,676,897	60,915,100	17,238,203	39.47%
Total	<u>2,860,435,977</u>	<u>3,042,867,949</u>	<u>182,431,972</u>	<u>6.38%</u>

**Homeowner Exemptions 23,830,800 23,602,600 (228,200) -0.96%

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

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	738,152,605	896,139,509	157,986,904	21.40%
Improvements, Personal Property & Penalty	2,000,329,824	2,131,676,628	131,346,804	6.57%
Less:				
*Exemptions	39,866,914	45,962,026	6,095,112	15.29%
Total	<u>2,698,615,515</u>	<u>2,981,854,111</u>	<u>283,238,596</u>	<u>10.50%</u>

**Homeowner Exemptions 18,130,000 18,452,000 322,000 1.78%

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

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	710,679,967	786,414,698	75,734,731	10.66%
Improvements, Personal Property & Penalty	1,550,720,842	1,639,773,369	89,052,527	5.74%
Less:				
*Exemptions	35,171,401	36,934,138	1,762,737	5.01%
Total	<u>2,226,229,408</u>	<u>2,389,253,929</u>	<u>163,024,521</u>	<u>7.32%</u>

**Homeowner Exemptions 23,261,000 23,287,600 26,600 0.11%

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

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	2,422,838,484	2,609,362,132	186,523,648	7.70%
Improvements, Personal Property & Penalty	6,234,288,755	6,591,355,065	357,066,310	5.73%
Less:				
*Exemptions	282,906,714	301,847,928	18,941,214	6.70%
Total	<u>8,374,220,525</u>	<u>8,898,869,269</u>	<u>524,648,744</u>	<u>6.27%</u>

**Homeowner Exemptions 62,069,000 61,521,662 (547,338) -0.88%

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

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2022/2023 VALUE	2023/2024 VALUE	Increase or Decrease	Percent Change
Land	205,715,019	228,313,746	22,598,727	10.99%
Improvements, Personal Property & Penalty	416,159,654	452,346,716	36,187,062	8.70%
Less:				
*Exemptions	18,850,472	22,018,811	3,168,339	16.81%
Total	603,024,201	658,641,651	55,617,450	9.22%

**Homeowner Exemptions	7,873,600	7,936,600	63,000	0.80%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total