THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Auditor-Controller

BOARD AGENDA: 6.B.8
AGENDA DATE: September 15, 2026

SUBJECT:
Approval to Adopt the Fiscal Year 2027 Property Tax Rates

BOARD ACTION AS FOLLOWS: **RESOLUTION NO. 2026-0457**

On motion of Supervisor Grewal **Seconded by Supervisor** B. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

1) X **Approved as recommended**
2) _____ **Denied**
3) _____ **Approved as amended**
4) _____ **Other:**

MOTION:

ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No.

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Auditor-Controller

BOARD AGENDA:6.B.8
AGENDA DATE: September 15, 2026

CONSENT: ☑

CEO CONCURRENCE: YES

4/5 Vote Required: NO

SUBJECT:

Approval to Adopt the Fiscal Year 2027 Property Tax Rates

STAFF RECOMMENDATION:

1. Adopt the 1% Ad Valorem Tax rate authorized by Sections 93(b) and 135 of the Revenue and Taxation Code.
2. Adopt tax rates that are "...needed to make annual payments for the interest and principal on general obligation bonds or other indebtedness approved by the voters" to be levied pursuant to Revenue and Taxation Code 93(a) and 93(c).
3. Adopt the Countywide Unitary, Operating Non-unitary, and Pipeline Tax rate of 1.723763% as calculated and authorized by Section 100 of the Revenue and Taxation Code.
4. Adopt the Countywide Unitary-Railroad Tax rate of 1.129000%, California State Board of Equalization (BOE) benchmark/average tax rate, as authorized by 49 U.S. Code Section 11501(b)(3) and per court decision.
5. Adopt the 0.871400% tax rate for the territory formerly served by the Lower San Joaquin Levee District.

DISCUSSION:

Each year, the Board of Supervisors adopts a budget that will fund the community services and programs for citizens of Stanislaus County. Part of the funding identified in that document is property tax revenue.

In addition, other agencies such as cities, school districts, special districts, and successor agencies (former redevelopment agencies) also, in part or in full, rely on property tax revenue to fund their services and programs.

Further, many school districts in the County have relied on debt issuance to acquire land and finance the construction of school facilities to meet the educational needs of the people of Stanislaus County. General obligation bonds and loans from the State of California have financed this debt. These bonds and loans are paid for by property taxes from the taxpayers in each respective school district.

Each fiscal year, the Board of Supervisors adopts tax rates that are applied to secured assessed valuations for the purpose of calculating and issuing secured tax bills. Secured property tax is an ad valorem, or value-based, tax that applies to the secured

property. Secured property refers to real property which is an asset that has sufficient value to guarantee payment of taxes levied, such as land and buildings. Unsecured property tax is an ad valorem tax that applies to unsecured property. Unsecured property refers to property that is not secured by real property, such as airplanes, boats, and equipment. The prior fiscal year's secured rates become the current fiscal year's unsecured rates.

Subsequent to Proposition 13, the rate has been limited to a maximum of 1% of assessable value, plus rates needed to pay for debt approved by the voters. The distribution of the tax proceeds generated by the 1% rate is detailed in Sections 95 through 100 of the Revenue and Taxation Code. Tax rates necessary to pay for voter-approved debt are authorized under Section 93 of the Revenue and Taxation Code. The total ad valorem tax rate (1% county general tax plus bonds) varies by tax rate area (geographical location).

In 1988, Assembly Bill (AB) 454 and AB 2890 changed how counties tax railroad and state-assessed utility properties such as pipelines and telephone lines. Instead of taxing each piece of property separately, all property owned by a railroad or utility are grouped into countywide tax rate areas based on how the property is used in the business; identified as unitary for property that is part of the primary function of the railroad or utility and non-unitary for all other property of the railroad or utility. Non-unitary is further categorized into operating non-unitary for those properties that are used for some activity other than the primary railroad or utility and non-operating non-unitary for those properties that are owned by the railroad or utility but vacant or leased out.

The California State Board of Equalization (BOE) gives the county one combined value for these grouped properties for both unitary and operating non-unitary. Each year, the debt service rate for these countywide areas is adjusted according to how bond requirements have changed over the prior two fiscal years.

Except for pipeline right-of-ways, which the County Assessor values, all other unitary and non-unitary properties are valued by the BOE on the Utility Roll. Counties then apply local tax rates as required by Revenue and Taxation Code Section 100(b)(2)(A).

Beginning in Fiscal Year 2024, given a recent court ruling, an alternative unitary debt service rate has been provided for railroad companies. As noted above, BOE segregates railroads into a unique Tax Rate Area (TRA). Thereby, a lower BOE benchmark rate, inclusive of the general unitary tax rate and portion of debt service, may be applied to the five railroad companies operating within Stanislaus County.

Certain areas of the County are taxed at a rate of less than the 1% Proposition 13 rate. Several years after the passage of Proposition 13, legislation was passed that changed the method of financing for the Lower San Joaquin Levee District (Newman area/adjacent to Merced County line). At the same time, the District boundary lines were redrawn to exclude land within Stanislaus County. The county general tax rate has been reduced from 1% to 0.871400% under the authority of Section 100 of the Revenue and Taxation Code and the Attorney General's opinion. The reduced rate reflects the fact that taxpayers in the former Lower San Joaquin Levee District territory are receiving reduced services. Debt service rates are also applied.

Attachment 1 includes the following tax rates: the County's general secured rate, bond tax rates, countywide unitary and operating nonunitary rates, countywide unitary-

railroad rate, and the Lower San Joaquin Levee District rate. The bond tax rates are established to generate the amounts necessary to meet annual debt service requirements for voter-approved obligations, primarily general obligation bonds issued by school districts serving property within Stanislaus County. These rates are applied only to taxable property within the applicable district boundaries and the resulting revenues are collected and distributed for payment of the respective taxing agencies' debt obligations.

The Fiscal Year 2027 property tax bills are anticipated to be produced and mailed to property tax owners after the approval of this agenda item. Revenue derived from the payment of those tax bills will ensure that services and programs dependent upon this revenue will continue uninterrupted for Fiscal Year 2027 and the debt obligations of the school districts will be met.

The County and City master property tax sharing agreement, approved by the Board of Supervisors on June 14, 2022, requires annual reporting to each City Manager and the County Chief Executive Office of calculation and the actual amount of the Ad Valorem Property tax revenue available for allocation and distribution. Those reports will be provided within 90 days of the approval of this annual Board Agenda item.

POLICY ISSUE:

Section 93 of the Revenue and Taxation Code requires the Board of Supervisors to adopt property tax rates.

FISCAL IMPACT:

Local agencies depend on property tax revenue to fund certain operating costs associated with their annual budgets. Countywide, the total secured tax charge, excluding charges for voter-approved debt, for Fiscal Year 2027 is approximately $730 million. Unsecured property tax charges, including aircraft, are anticipated to total approximately $43 million, resulting in combined countywide secured and unsecured property tax charges of approximately $773 million. This amount includes approximately $10 million in secured unitary property tax revenue attributable to property assessed by the California State Board of Equalization and $763 million assessed by the County Assessor.

General calculations reflect that Stanislaus County will receive an estimated 13.01% of the total secured tax charge, or approximately $95 million, prior to the Vehicle License Fee (VLF) Swap. In addition, County unsecured property tax revenue, including aircraft, is anticipated to total approximately $5 million. The County's VLF Swap allocation, pursuant to Revenue and Taxation Code Section 97.70, is estimated at approximately $98 million. Collectively, these sources are anticipated to generate approximately $198 million in current-year secured and unsecured property tax-related revenue to the County, an increase of approximately $8 million compared with Fiscal Year 2026. These revenues represent nearly 55% of total County General Fund discretionary revenue.

The approximately 55% noted above is specific to the current year's secured and unsecured property tax revenues and VLF Swap amounts discussed in this item and does not represent all property tax-related revenues received by the County. Additional revenues include prior-year secured and unsecured property tax collections, supplemental property taxes, residual successor agency distributions, and penalties and interest associated with delinquent property taxes under the County's Teeter Plan,

among other related revenues. When these additional sources are included, property tax-related revenues historically represent approximately 60% of total County General Fund discretionary revenue.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priority of *Delivering Efficient Public Services* by adopting the Fiscal Year 2027 Property Tax Rates, ensuring that services and programs dependent upon this revenue will continue uninterrupted for Fiscal Year 2027 and the debt obligations of the school districts will be met.

STAFFING IMPACT:

The staffing level in the Property Tax Division of the Auditor-Controller's Office is sufficient to perform the duties associated with the adoption of the Fiscal Year 2027 Property Tax Rates.

CONTACT PERSON:

Mandip Dhillon, CPA, Auditor-Controller	(209) 525-6579
Nathan Amarante, CPA, Property Tax Manager	(209) 525-6546

ATTACHMENT(S):

1. Fiscal Year 2027 Property Tax Rates

STANISLAUS COUNTY
FISCAL YEAR 2027 PROPERTY TAX RATES

TAX CODE	DESCRIPTION	RATE	TAX CODE	DESCRIPTION	RATE	TAX CODE	DESCRIPTION	RATE
		(1)						(5)
00001	COUNTY GENERAL TAX	1.000000	00002	UNITARY GENERAL TAX RATE (A)	0.999985	00004	LOWER SAN JOAQUIN LEVEE DISTRICT TAX	0.871400
BOND TAX RATES - **BOLD NEW ISSUES**		(2)			*AB 454*			
41260	CHATOM ELEM BOND 06 ELEC SER:2007B	0.003102			0.001132			
41270	CHATOM ELEM BOND 2019 REF GO	0.017182			0.002425			
	CHATOM	**0.020284**						
41620	H RANSOM BOND 2007 ELEC SER:2008 B	0.014426			0.001067			
41625	H RANSOM BOND 2017 ELEC 2016 REF	0.023634			0.000918			
	HART RANSOM	**0.038060**						
42050	KEYES ELEM BND 2005 ELEC SER:A	0.009576			0.007884			
42075	KEYES ELEM BND 2005 ELEC SER:2007B	0.010297			0.001423			
42080	KEYES ELEM BND 2005 ELEC SER:2008C	0.012040			0.005360			
42081	KEYES ELEM BOND 2024 SER:A	0.029089			0.000849			
	KEYES	**0.061002**						
42340	MODESTO ELEM BOND 2001	0.019546			0.041215			
42355	MODESTO ELEM BOND 2018 ELEC M:D	0.003101			0.006460			
42360	MODESTO ELEM BOND 2018 ELEC M:E	0.001968			0.004099			
42361	MDSTO ELEM BND 2018 ELEC M:D SER:B	0.011895			0.013528			
42362	MDSTO ELEM BND 2018 ELEC M:E SER:B	0.005486			0.007410			
42363	MDSTO ELEM BND 2018 ELEC M:E SER:C	0.008770			0.007357			
42364	MDSTO ELEM BND 2018 ELEC M:D SER:C	0.006070			0.004448			
42365	MDSTO ELEM BND 2024 ELEC M:X SER:A	0.025144			0.020095			
	MODESTO ELEM	**0.081980**						
47725	MODESTO HS BOND 2001	0.033182			0.010818			
47726	MDSTO HS BOND 2022 ELEC M:L SER:A	0.008182			0.013224			
47727	MDSTO HS BOND 2022 ELEC M:L SER:B	0.014045			0.020803			
	MODESTO HIGH	**0.055409**						
43705	SALIDA ELM BND 18 ELEC 2019 SER:A	0.004209			0.000883			
43706	SALIDA ELM BND 20 ELEC 2021 SER:A	0.010095			0.001450			
43707	SALIDA ELM BND 20 ELEC 2023 SER:B	0.006194			0.000579			
43708	**SALIDA ELM BND 24 ELEC 2025 SER:A**	**0.009721**			0.000900			
	SALIDA	**0.030219**						
44365	STANISLAUS ELEM BOND 2014 REF	0.010745			0.003912			
44370	STANISLAUS ELEM BOND 2019 REF	0.012357			0.004070			
44375	STANIS ELEM BOND 2020 ELEC SER:A	0.010468			0.002052			
44380	STANIS ELM BND 2020 ELEC SER:2024B	0.012697			0.002127			
44381	STANIS ELM BND 2024 ELEC SER:2025A	0.029904			0.004768			
	STANISLAUS	**0.076171**						
44815	SYLVAN ELM BOND 2006 ELEC 2016 REF	0.017173			0.011141			
44820	SYLVAN ELM BOND 2006 ELEC SER:2017	0.005045			0.003235			
44960	SYLVAN ELEM BOND 2010 GO	0.001299			0.000851			
	SYLVAN	**0.023517**						
45085	VALLEY HOME ELEM BOND 2017 REF	0.024068			0.001291			
	VALLEY HOME	**0.024068**						

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00001	COUNTY GENERAL TAX	1.000000	00002	UNITARY GENERAL TAX RATE (A)	0.999985	00004	LOWER SAN JOAQUIN LEVEE DISTRICT TAX	0.871400
BOND TAX RATES - **BOLD NEW ISSUES**		(2)			*AB 454*			
45475	HUGHSON USD BOND 2004 SER:A	0.032876			0.002474			
45493	HUGHSON USD BOND 2016	0.012447			0.002086			
45494	HUGH USD BND 2016 ELEC 2017 SER:A	0.005359			0.000898			
45495	HUGH USD SFID BOND 2016 ELEC 2017	0.010565			0.001265			
45496	HUGH USD BND 2024 SER:A SFID	0.027576			0.000780			
45497	**HUGH USD BND 24 SER:A EXCL SFID**	**0.052477**			0.001442			
49996	**HUGH USD BND 24 FY25-26 EXCL SFID**	**0.060000**			0.001676			
	HUGHSON	**0.201300**						
45060	TURLOCK USD BOND 2013 REF	0.007570			0.009316			
46030	TURLOCK USD BOND 2015 REF	0.002630			0.003761			
46035	TURLOCK USD SFID BOND 2015 REF	0.006067			0.006806			
46040	TURLOCK USD BOND 2017 REF	0.003199			0.004134			
46045	TURLOCK USD SFID BOND 2017 REF	0.003545			0.003605			
46055	TURLOCK USD BOND 2016 SER:2019	0.013143			0.014564			
46060	TURLOCK USD SFID BOND 2019	0.003691			0.003218			
46065	TUR USD SFID BND 16 ELEC SER:2020	0.006622			0.035127			
	TURLOCK	**0.046467**						
46275	CERES USD BOND 2010 SER:A	0.007926			0.005863			
46290	CERES USD BOND 2015 REF	0.003581			0.002467			
46295	CERES USD BOND 2016 REF	0.020238			0.012842			
46296	CERES USD BOND 2008 SER:2017	0.009781			0.008905			
46297	CERES USD BOND 2017	0.002580			0.001637			
46298	CERES USD BOND 2021 REF	0.026567			0.010449			
46299	**CERES USD BOND 2024 SER:2025 A**	**0.052503**			0.013599			
	CERES	**0.123176**						
46400	DENAIR USD BOND 2001 SER:A	0.059824			0.003649			
46450	DENAIR USD BOND 2001 SER:B	0.035482			0.015095			
46480	DENAIR USD BOND 2011	0.009324			0.001568			
46492	DENAIR USD BOND 2007 SER:2018	0.006773			0.000941			
46495	DENAIR USD BOND 2018 REF	0.033020			0.003547			
	DENAIR	**0.144423**						
46970	NEW/CR USD BND 08 ELEC SER:2010 B	0.009510			0.008927			0.009510
46975	NEWMAN/CROWS USD BOND 2016 GOB REF	0.044501			0.020050			0.044501
46980	NEW/CROWS USD BND 2016 GO SER:A	0.019595			0.008828			0.019595
46982	NEWMAN/CROWS USD BOND 2016 SER:B	0.015364			0.006020			0.015364
46985	NEWMAN/CROWS USD BOND 2020 SER:A	0.010137			0.001449			0.010137
46986	NEWMAN/CROWS USD BOND 2020 SER:B	0.047623			0.006766			0.047623
46987	**NEWMAN/CROW USD BND 2024 M:S SER:A**	**0.055687**			0.006791			0.055687
46988	**NEWMAN/CROW USD BND 2024 M:T SER:B**	**0.053995**			0.006585			0.053995
	NEWMAN	**0.256412**						

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		(1)						(5)
00001	COUNTY GENERAL TAX	1.000000	00002	UNITARY GENERAL TAX RATE (A)	0.999985	00004	LOWER SAN JOAQUIN LEVEE DISTRICT TAX	0.871400
BOND TAX RATES - **BOLD NEW ISSUES**		(2)			*AB 454*			
47075	OAKDALE USD BOND 2017 GO REF	0.017570			0.012696			
47076	OAKDALE USD BOND 2024 ELEC SER:A	0.037493			0.010541			
	OAKDALE	**0.055063**						
47250	PATTERSON USD BOND 2001 SER:B	0.012232			0.009328			
47255	PATTERSON USD BOND 2008 SER:A	0.045255			0.060179			
47263	PATTERSON USD BOND 2022 SER:A	0.000587			0.000190			
47264	**PATTERSON USD BOND 2022 SER:B**	**0.046498**			0.010734			
47265	**PATTERSON USD BOND 2026 REF**	**0.050759**			0.011718			
	PATTERSON	**0.155331**						
43450	RIVERBANK USD BOND 2005 ELEC SER:A	0.043141			0.003308			
47280	RIVERBANK USD BOND 2018 SER:A	0.011491			0.002013			
47281	RIVERBANK USD BOND 2018 SER:B	0.019407			0.001704			
47282	RIVERBANK USD BOND 2018 SER:C	0.017479			0.001413			
47283	RIVERBANK USD BOND 2024 M:N SER:A	0.017559			0.001224			
47284	**RIVERBANK USD BOND 2024 M:E SER:A**	**0.059989**			0.001587			
	RIVERBANK	**0.169066**						
47405	WATERFORD USD BOND 2016 SER:A	0.043899			0.001609			
	WATERFORD	**0.043899**						
47892	YOSEMITE CCD BOND 2020 REF SER:B	0.003262			0.024828			0.003262
47893	YOSEMITE CCD BOND 2022 REF	0.018436			0.125802			0.018436
	YOSEMITE	**0.021698**						
40911	OAK VALLEY HOSP DIST BOND 2025 REF	0.030036						
40950	**KEYES FIRE DIST BND 24 ELEC SER:A**	**0.016814**						
	INDEPENDENT DISTRICT BONDS							
			00003	**UNITARY DEBT SERVICE - COUNTY WIDE UNITARY & OPERATING NONUNITARY (Σ AB 454) (B)**	**0.723778**		**DEBT SERVICE**	**0.278110**
			(3)	**LEVIED TAX RATE FOR COUNTY WIDE UNITARY & OPERATING NONUNITARY (A) + (B)**	**1.723763**		**LEVIED TAX RATE**	**1.149510**
			00005	**UNITARY DEBT SERVICE - RAILROADS (C)**	**0.129015**			
			(4)	**LEVIED TAX RATE FOR COUNTY WIDE UNITARY-RAILROADS (BOE AVERAGE/BENCHMARK RATE) (A) + (C)**	**1.129000**			