



Douglas Harms
Stanislaus County Assessor

Steve Yauch
Assistant Assessor
Valuation

Don Oppman
Assistant Assessor
Administration

1010 Tenth St., Suite 2400
Modesto, CA 95354-0847

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

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For further information contact: Doug Harms, Assessor
Don Oppman, Assistant Assessor - Administration
Steve Yauch, Assistant Assessor - Valuation
1010 Tenth Street, Suite 2400
Modesto, CA 95354
(209) 525-6461

FOR IMMEDIATE RELEASE: 2006 Assessment Roll Figures Announced

Stanislaus County Assessor Doug Harms announced today that the 2006-2007 Regular Assessment Roll total is \$39,125,852,578, a 16.99% increase over last year. The \$5,680,763,101 increase is the largest value increase to the assessment roll in the history of Stanislaus County.

The Assessor's Office is responsible for the annual assessed valuation of all real and business personal property within Stanislaus County. "While the number of transfers and building permits issued during 2005 was similar in number to 2004, an upsurge in real estate values led to this increase in Stanislaus County's assessment roll," stated Harms.

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. Harms said, "property taxes provide an essential source of revenue to support basic public services. The major beneficiary of the growth in assessed values are public schools, by way of the State, which receive 51.8% of the property tax revenue generated by property assessments in Stanislaus County. The county receives approximately 23.3% of the property tax revenue while cities and special districts in the county share the remaining 24.9%. The 2006-2007 assessment roll could generate over \$390,000,000 in revenue."

Harms said the values on the 2006-2007 Assessment Roll were determined under the provisions of Proposition 13 (Prop. 13), Proposition 8 (Prop. 8), or the California Land Conservation Act (Williamson Act). The first two were approved by the voters and passed by the Legislature. The Williamson Act began in 1968 as an aid in preserving farmland and open space.

Property owners whose value changed because of a change in ownership, new construction, property value declines, changes in Williamson Act values or other factors are notified by mail. All other properties are increased by the annual consumer price

index as required by Proposition 13 and will not receive value notices. This annual adjustment cannot exceed 2% and was set by the state at 2% for the 2006-2007 assessment roll.

If owners believe the current value of their property is below the value on the Assessment Roll, Harms urges them to contact his office at (209) 525-6461 for a value review. Staff assistance is also available at 1010 Tenth Street, 2nd Floor, Suite 2400, Modesto, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. "The Assessor's Office is ready at all times to give courteous answers to inquiries pertaining to taxation and valuation assessments", said Harms. Annual assessments on the Regular Unsecured Assessment Roll or the Regular Secured Assessment Roll may be appealed between July 2 and November 30, 2005. Appeal forms are available from the Clerk of the Assessment Appeals Board at 1010 Tenth Street, 6th Floor, Suite 6700, Modesto, CA, 95354, (209) 525-6414.

Harms credited the Assessor's staff for completing the assessment roll under difficult conditions. "Our workload remains very high and the staff worked hard to timely complete their duties ." He added, "We continue to implement new efficiencis and to improve our processes, but the dedication and professional people working in the Assessor's office are the real reason for our success."

See attachments for breakdown of Regular Assessment Roll Totals.

Historical Assessment Roll Information

Assessment Roll Value

2006	\$39,125,852,578
2005	\$33,412,511,370
2004	\$29,128,915,183
2003	\$26,509,639,647
2002	\$24,262,545,541
2001	\$22,283,500,081
2000	\$20,625,642,493
1999	\$19,381,399,854
1998	\$18,558,015,471
1997	\$18,127,371,836
1996	\$17,724,042,188
1995	\$17,447,661,171
1994	\$17,066,108,245
1993	\$16,774,139,969
1992	\$15,891,361,648

Change in Assessment Roll Value from Previous Year

2006	16.99%
2005	14.71%
2004	9.88%
2003	9.26%
2002	8.80%
2001	8.04%
2000	6.42%
1999	4.44%
1998	2.38%
1997	2.28%
1996	1.58%
1995	2.23%
1994	1.74%
1993	5.56%
1992	5.58%

STANISLAUS COUNTY
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	10,224,660,662	12,209,650,757	1,984,990,095	19.41%
Improvements, Personal Property & Penalty	24,107,706,782	28,130,578,224	4,022,871,442	16.69%
Less:				
*Exemptions	887,277,967	1,214,376,403	327,098,436	36.87%
Total	<u>33,445,089,477</u>	<u>39,125,852,578</u>	5,680,763,101	<u>16.99%</u>

**Homeowner Exemptions	564,948,474	560,925,613	(4,022,861)	-0.71%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED
TAXABLE VALUE RECAP

		2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	***	3,301,955,373	3,828,510,126	526,554,753	15.95%
Improvements, Personal Property & Penalty		6,228,844,620	6,935,691,092	706,846,472	11.35%
Less:					
*Exemptions		108,746,991	107,435,174	1,311,817	1.21%
Total	***	<u>9,422,053,002</u>	<u>10,656,766,044</u>	1,234,713,042	<u>13.10%</u>

**Homeowner Exemptions

		124,802,515	122,372,463	(2,430,052)	-1.95%
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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 (2005-06 \$2,199,727 and 2006-07 \$2,243,720)

CITIES
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	6,922,705,289	8,381,140,631	1,458,435,342	21.07%
Improvements, Personal Property & Penalty	17,878,862,162	21,194,887,132	3,316,024,970	18.55%
Less:				
*Exemptions	811,109,083	1,106,941,229	295,832,146	36.47%
Total	<u>23,990,458,368</u>	<u>28,469,086,534</u>	4,478,628,166	<u>18.67%</u>

**Homeowner Exemptions	440,145,959	438,553,150	(1,592,809)	-0.36%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	619,912,640	787,294,647	167,382,007	27.00%
Improvements, Personal Property & Penalty	1,478,696,879	1,877,708,477	399,011,598	26.98%
Less:				
*Exemptions	40,436,069	41,788,312	1,352,243	3.34%
Total	<u>2,058,173,450</u>	<u>2,623,214,812</u>	565,041,362	<u>27.45%</u>

**Homeowner Exemptions	40,660,920	41,245,055	584,135	1.44%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	83,666,322	103,244,245	19,577,923	23.40%
Improvements, Personal Property & Penalty	287,136,138	330,305,009	43,168,871	15.03%
Less:				
*Exemptions	39,841,632	44,604,627	4,762,995	11.95%
Total	<u>330,960,828</u>	<u>388,944,627</u>	57,983,799	<u>17.52%</u>

**Homeowner Exemptions	7,133,000	7,351,400	218,400	3.06%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

MODESTO
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	3,595,509,477	4,158,007,101	562,497,624	15.64%
Improvements, Personal Property & Penalty	9,652,068,999	11,023,953,894	1,371,884,895	14.21%
Less:				
*Exemptions	504,895,116	777,401,155	272,506,039	53.97%
Total	<u>12,742,683,360</u>	<u>14,404,559,840</u>	1,661,876,480	<u>13.04%</u>

**Homeowner Exemptions	241,045,263	235,367,095	(5,678,168)	-2.36%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	<u>2005/2006 VALUE</u>	<u>2006/2007 VALUE</u>	<u>Increase or Decrease</u>	<u>%</u>
Land	152,044,267	196,554,176	44,509,909	29.27%
Improvements, Personal Property & Penalty	340,423,615	477,313,158	136,889,543	40.21%
Less:				
*Exemptions	11,800,944	12,250,148	449,204	3.81%
Total	<u>480,666,938</u>	<u>661,617,186</u>	180,950,248	<u>37.65%</u>

**Homeowner Exemptions	10,203,088	10,542,000	338,912	3.32%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	407,221,431	515,162,639	107,941,208	26.51%
Improvements, Personal Property & Penalty	1,079,348,714	1,315,555,598	236,206,884	21.88%
Less:				
*Exemptions	17,180,441	16,012,692	1,167,749	6.80%
Total	<u>1,469,389,704</u>	<u>1,814,705,545</u>	345,315,841	<u>23.50%</u>

**Homeowner Exemptions 22,081,014 22,966,806 885,792 4.01%

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

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	387,121,376	556,370,725	169,249,349	43.72%
Improvements, Personal Property & Penalty	721,121,623	1,130,925,838	409,804,215	56.83%
Less:				
*Exemptions	7,861,398	8,116,680	255,282	3.25%
Total	<u>1,100,381,601</u>	<u>1,679,179,883</u>	578,798,282	<u>52.60%</u>

**Homeowner Exemptions	15,818,256	17,449,361	1,631,105	10.31%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	392,583,532	482,222,021	89,638,489	22.83%
Improvements, Personal Property & Penalty	883,147,495	1,106,241,635	223,094,140	25.26%
Less:				
*Exemptions	7,111,971	7,155,020	43,049	0.61%
Total	<u>1,268,619,056</u>	<u>1,581,308,636</u>	312,689,580	<u>24.65%</u>

**Homeowner Exemptions	23,997,678	24,885,479	887,801	3.70%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	1,176,702,069	1,446,237,274	269,535,205	22.91%
Improvements, Personal Property & Penalty	3,220,430,548	3,645,178,040	424,747,492	13.19%
Less:				
*Exemptions	167,961,265	185,872,484	17,911,219	10.66%
Total	<u>4,229,171,352</u>	<u>4,905,542,830</u>	676,371,478	<u>15.99%</u>

**Homeowner Exemptions	70,645,305	70,019,087	(626,218)	-0.89%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD
TAXABLE VALUE RECAP

	2005/2006 VALUE	2006/2007 VALUE	Increase or Decrease	%
Land	107,944,175	136,047,803	28,103,628	26.04%
Improvements, Personal Property & Penalty	216,488,151	287,705,483	71,217,332	32.90%
Less:				
*Exemptions	14,020,247	13,740,111	280,136	2.00%
Total	<u>310,412,079</u>	<u>410,013,175</u>	99,601,096	<u>32.09%</u>

**Homeowner Exemptions	8,561,435	8,726,867	165,432	1.93%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

