

“the 2010-2011 assessment roll, while lower than the 2009-2010 assessment roll, will still generate roughly \$351 million in revenue to be shared by public schools, the county, cities and special districts.”

Harms said the values on the 2010-2011 Assessment roll were determined under the provisions of Proposition 13 (Prop. 13), Proposition 8 (Prop. 8 – declines in value), 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 have decreased by the annual consumer price index of -.237% as required by Prop 13 and will not receive value notices.

Owners who have questions about their assessed value may contact the Assessor's Office at (209) 525-6461. Staff assistance is also available at 1010 Tenth Street, 2nd Floor, Suite 2400, Modesto, between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. “The Assessor's Office is ready at all times to give courteous answers to questions regarding taxation and assessed values. An owner who is calling because they believe their property had additional declines in value after January 1, 2010 should understand that those declines will not be calculated until the 2011-2012 assessment roll, which will be determined as of January 1, 2011”, 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, 2010. 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 announced that because of budget reductions, which resulted in the loss of several positions, he must shorten office hours to allow staff some uninterrupted time to complete their mandated duties. “Unfortunately, staffing reductions over the past few years have impacted our ability to perform all of our mandated duties. Shortening our office hours means we will not be able to respond to the public as quickly as we have in the past, however I hope it also means that we will be able to more timely address the fair and equitable assessment of a person's property,” Harms said. The new office hours for the Assessor's office, along with the Tax Collector's office, beginning July 1, 2010, will be from 8:30 a.m. to 4:30 p.m.

Harms credited the Assessor's staff for completing the assessment roll. “The cuts in staffing combined with an increase in our workload made this a challenging year. The staff worked diligently to complete their duties, and because of their hard work many property owners will benefit from an equitable assessed value, which in many cases will lead to reduced property taxes.” He added, “We continue to implement new processes and have improved on existing procedures in order to make the office more efficient. Our success stems from the commitment, enthusiasm and skills of the people working in the Assessor's Office.”

See attachments for breakdown of Regular Assessment Roll Totals.

Historical Assessment Roll Information

Assessment Roll Value

| | |
|---------|------------------|
| 2010/11 | \$35,156,923,896 |
| 2009/10 | \$36,879,868,103 |
| 2008/09 | \$40,016,874,475 |
| 2007/08 | \$42,968,669,981 |
| 2006/07 | \$39,125,852,578 |
| 2005/06 | \$33,412,511,370 |
| 2004/05 | \$29,128,915,183 |
| 2003/04 | \$26,509,639,647 |
| 2002/03 | \$24,262,545,541 |
| 2001/02 | \$22,283,500,081 |
| 2000/01 | \$20,625,642,493 |
| 1999/00 | \$19,381,399,854 |
| 1998/99 | \$18,558,015,471 |
| 1997/98 | \$18,127,371,836 |
| 1996/97 | \$17,724,042,188 |
| 1995/96 | \$17,447,661,171 |
| 1994/95 | \$17,066,108,245 |
| 1993/94 | \$16,774,139,969 |
| 1992/93 | \$15,891,361,648 |
| 1991/92 | \$15,052,188,169 |
| 1990/91 | \$13,723,971,169 |
| 1989/90 | \$11,886,926,989 |
| 1988/89 | \$10,710,196,568 |

Change in Assessment Roll Value from Previous Year

| | |
|---------|--------|
| 2010/11 | -4.67% |
| 2009/10 | -7.84% |
| 2008/09 | -6.87% |
| 2007/08 | 9.82% |
| 2006/07 | 16.99% |
| 2005/06 | 14.71% |
| 2004/05 | 9.88% |
| 2003/04 | 9.26% |
| 2002/03 | 8.80% |
| 2001/02 | 8.04% |
| 2000/01 | 6.42% |
| 1998/99 | 2.38% |
| 1997/98 | 2.28% |
| 1996/97 | 1.58% |
| 1995/96 | 2.23% |
| 1994/95 | 1.74% |
| 1993/94 | 5.56% |

Parcel Count

Secured Accounts

| | |
|---------|---------|
| 2005/06 | 157,139 |
| 2006/07 | 161,625 |
| 2007/08 | 165,036 |
| 2008/09 | 165,897 |
| 2009/10 | 166,359 |
| 2010/11 | 166,515 |

Unsecured Accounts

| | |
|---------|--|
| 2005/06 | 19,452 |
| 2006/07 | 16,473 (Low value ordinance eliminated smaller accounts) |
| 2007/08 | 16,567 |
| 2008/09 | 15,962 |
| 2009/10 | 14,972 |
| 2010/11 | 13,004 |

Number of Properties Reviewed For a Decline in Their Assessed Value

| | |
|--------------------------------------|---------|
| Single Family Residences | 118,097 |
| Multiple Residences (Duplexes, etc.) | 4,679 |
| Mobile Homes | 5,372 |
| Farm (Including Ranchettes) | 3,058 |
| Commercial | 1,515 |

Number of Properties That Received a Decline in Their Assessed Value

| | |
|--------------------------------------|--------|
| Single Family Residences | 76,627 |
| Multiple Residences (Duplexes, etc.) | 3,129 |
| Mobile Homes | 4,531 |
| Farm (Including Ranchettes) | 2,315 |
| Commercial | 1,054 |

Declines in Value By Parcel Count

| | |
|---|---------|
| Total Parcel Count | 166,515 |
| Total Parcels with Declines in Assessed Value | 87,656 |
| % of Property with Declines in Assessed Value | 52.64% |

| | |
|--|---------|
| Total Residential Properties in County | 132,587 |
| Total Residential Properties with Declines in Assessed Value | 81,158 |
| % of Residential Properties with Declines in Assessed Value | 61.41% |

See below for Assessed Values by City

STANISLAUS COUNTY
TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|--|------------------------------|------------------------------|-------------------------|----------------------|
| Land | 10,882,159,560 | 10,295,742,880 | (586,416,680) | -5.39% |
| Improvements | | | | |
| Fixtures, Personal Property & Penalty | 27,806,161,998 | 26,649,850,516 | (1,156,311,482) | -4.16% |
| Less: | | | | |
| *Exemptions | 1,808,453,455 | 1,788,669,500 | 19,783,955 | 1.09% |
| Total | <u>36,879,868,103</u> | <u>35,156,923,896</u> | (1,722,944,207) | <u>-4.67%</u> |

| | | | | |
|---------------------------|-------------|-------------|-------------|--------|
| **Homeowner Exemptions | 560,275,692 | 555,212,089 | (5,063,603) | -0.90% |
|---------------------------|-------------|-------------|-------------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

| | | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----|------------------------------|------------------------------|-------------------------|----------------------|
| Land | *** | 3,775,057,148 | 3,561,203,893 | (213,853,255) | -5.66% |
| Improvements, Personal Property & Penalty | | 7,381,831,697 | 7,287,214,143 | (94,617,554) | -1.28% |
| Less: | | | | | |
| *Exemptions | | 123,698,778 | 138,891,842 | 15,193,064 | 12.28% |
| Total | *** | <u>11,033,190,067</u> | <u>10,709,526,194</u> | (323,663,873) | <u>-2.93%</u> |

| | | | | | |
|------------------------|--|-------------|-------------|-------------|--------|
| **Homeowner Exemptions | | 119,268,620 | 118,170,052 | (1,098,568) | -0.92% |
|------------------------|--|-------------|-------------|-------------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

*** Adjusted to include pipeline right of way value (2009-10 \$ 2,381,049 and 2010-2011 \$2,375,408)

CITIES
TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|------------------------------|------------------------------|-------------------------|----------------------|
| Land | 7,107,102,412 | 6,734,538,987 | (372,563,425) | -5.24% |
| Improvements, Personal Property & Penalty | 20,424,330,301 | 19,362,636,373 | (1,061,693,928) | -5.20% |
| Less: | | | | |
| *Exemptions | 1,684,754,677 | 1,649,807,658 | 34,947,019 | 2.07% |
| Total | <u>25,846,678,036</u> | <u>24,447,367,702</u> | (1,399,310,334) | <u>-5.41%</u> |

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|------------------------|-------------|-------------|-------------|--------|
| **Homeowner Exemptions | 441,007,072 | 437,042,037 | (3,965,035) | -0.90% |
|------------------------|-------------|-------------|-------------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----------------------------|-----------------------------|-------------------------|----------------------|
| Land | 691,793,108 | 654,419,594 | (37,373,514) | -5.40% |
| Improvements, Personal Property & Penalty | 1,735,658,426 | 1,575,443,549 | (160,214,877) | -9.23% |
| Less: | | | | |
| *Exemptions | 42,583,348 | 45,242,769 | 2,659,421 | 6.25% |
| Total | <u>2,384,868,186</u> | <u>2,184,620,374</u> | (200,247,812) | <u>-8.40%</u> |
| | | | | |
| **Homeowner Exemptions | 42,308,381 | 42,038,157 | (270,224) | -0.64% |

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

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON
TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|---------------------------|---------------------------|-------------------------|----------------------|
| Land | 98,222,751 | 88,186,733 | (10,036,018) | -10.22% |
| Improvements, Personal Property & Penalty | 324,161,698 | 314,560,856 | (9,600,842) | -2.96% |
| Less: | | | | |
| *Exemptions | 67,162,139 | 65,651,526 | 1,510,613 | 2.25% |
| Total | <u>355,222,310</u> | <u>337,096,063</u> | (18,126,247) | <u>-5.10%</u> |

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|---------------------------|-----------|-----------|-------|-------|
| **Homeowner Exemptions | 7,389,521 | 7,397,314 | 7,793 | 0.11% |
|---------------------------|-----------|-----------|-------|-------|

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

**Reimbursable Exemptions Not Subtracted From Total

MODESTO
TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|------------------------------|------------------------------|-------------------------|----------------------|
| Land | 3,486,605,297 | 3,305,535,445 | (181,069,852) | -5.19% |
| Improvements, Personal Property & Penalty | 10,783,180,626 | 10,284,886,508 | (498,294,118) | -4.62% |
| Less: | | | | |
| *Exemptions | 1,270,138,185 | 1,214,461,295 | 55,676,890 | 4.38% |
| Total | <u>12,999,647,738</u> | <u>12,375,960,658</u> | (623,687,080) | <u>-4.80%</u> |

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|---------------------------|-------------|-------------|-------------|--------|
| **Homeowner Exemptions | 230,612,581 | 226,617,558 | (3,995,023) | -1.73% |
|---------------------------|-------------|-------------|-------------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|---------------------------|---------------------------|-------------------------|-----------------------|
| Land | 143,188,713 | 120,785,239 | (22,403,474) | -15.65% |
| Improvements, Personal Property & Penalty | 352,115,346 | 325,881,715 | (26,233,631) | -7.45% |
| Less: | | | | |
| *Exemptions | 14,578,874 | 14,770,624 | 191,750 | 1.32% |
| Total | <u>480,725,185</u> | <u>431,896,330</u> | (48,828,855) | <u>-10.16%</u> |

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|---------------------------|------------|------------|---------|-------|
| **Homeowner Exemptions | 10,444,000 | 10,581,200 | 137,200 | 1.31% |
|---------------------------|------------|------------|---------|-------|

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

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----------------------------|-----------------------------|-------------------------|----------------------|
| Land | 459,842,423 | 434,512,386 | (25,330,037) | -5.51% |
| Improvements, Personal Property & Penalty | 1,257,778,424 | 1,200,979,914 | (56,798,510) | -4.52% |
| Less: | | | | |
| *Exemptions | 15,787,749 | 16,393,208 | 605,459 | 3.83% |
| Total | <u>1,701,833,098</u> | <u>1,619,099,092</u> | (82,734,006) | <u>-4.86%</u> |

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|---------------------------|------------|------------|---------|-------|
| **Homeowner Exemptions | 25,069,040 | 25,348,380 | 279,340 | 1.11% |
|---------------------------|------------|------------|---------|-------|

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

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON
TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----------------------------|-----------------------------|-------------------------|----------------------|
| Land | 327,802,707 | 320,342,248 | (7,460,459) | -2.28% |
| Improvements, Personal Property & Penalty | 941,952,736 | 850,871,170 | (91,081,566) | -9.67% |
| Less: | | | | |
| *Exemptions | 11,852,198 | 12,261,801 | 409,603 | 3.46% |
| Total | <u>1,257,903,245</u> | <u>1,158,951,617</u> | (98,951,628) | <u>-7.87%</u> |

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|---------------------------|------------|------------|---------|-------|
| **Homeowner Exemptions | 18,739,000 | 19,735,200 | 996,200 | 5.32% |
|---------------------------|------------|------------|---------|-------|

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

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----------------------------|-----------------------------|-------------------------|----------------------|
| Land | 361,964,432 | 342,012,088 | (19,952,344) | -5.51% |
| Improvements, Personal Property & Penalty | 1,037,348,550 | 968,707,206 | (68,641,344) | -6.62% |
| Less: | | | | |
| *Exemptions | 8,198,365 | 11,564,879 | 3,366,514 | 41.06% |
| Total | <u>1,391,114,617</u> | <u>1,299,154,415</u> | (91,960,202) | <u>-6.61%</u> |

| | | | | |
|---------------------------|------------|------------|-----------|--------|
| **Homeowner Exemptions | 25,616,905 | 25,449,446 | (167,459) | -0.65% |
|---------------------------|------------|------------|-----------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|-----------------------------|-----------------------------|-------------------------|----------------------|
| Land | 1,421,439,716 | 1,367,182,592 | (54,257,124) | -3.82% |
| Improvements, Personal Property & Penalty | 3,741,058,705 | 3,591,223,458 | (149,835,247) | -4.01% |
| Less: | | | | |
| *Exemptions | 238,985,914 | 253,448,593 | 14,462,679 | 6.05% |
| Total | <u>4,923,512,507</u> | <u>4,704,957,457</u> | (218,555,050) | <u>-4.44%</u> |

| | | | | |
|---------------------------|------------|------------|-----------|--------|
| **Homeowner Exemptions | 71,675,844 | 70,803,082 | (872,762) | -1.22% |
|---------------------------|------------|------------|-----------|--------|

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

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

| | 2009/2010 VALUE | 2010/2011 VALUE | Increase or Decrease | % Change |
|---|--------------------|--------------------|-------------------------|---------------|
| Land | 116,243,265 | 101,562,662 | (14,680,603) | -12.63% |
| Improvements, Personal Property & Penalty | 251,075,790 | 250,081,997 | (993,793) | -0.40% |
| Less: | | | | |
| *Exemptions | 15,467,905 | 16,012,963 | 545,058 | 3.52% |
| Total | 351,851,150 | 335,631,696 | (16,219,454) | -4.61% |
| | | | | |
| **Homeowner Exemptions | 9,151,800 | 9,071,700 | (80,100) | -0.88% |