



Don H. Gaekle
Stanislaus County Assessor

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

Sarah A. Lewis
Assistant Assessor
Administration

Matt N. Reavill
Assistant Assessor
Valuation

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

www.stancounty.com/assessor

June 25, 2024

For further information contact:

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

*******FOR IMMEDIATE RELEASE: 2024/2025 Assessment Roll Announced*******

Today, Don H. Gaekle, Stanislaus County Assessor announced the 2024-2025 Stanislaus County Regular Assessment Roll total of **\$69,643,829,979**. This is a **6.02%** increase over the 2023-2024 roll total. The incorporated cities averaged 6.23% in roll growth while the unincorporated county area roll grew by **5.55%**. 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 2024-25 inflation adjustment is the maximum **2.00%**.

2024-2025 Assessment Roll by Unincorporated Area and Cities:

<u>Jurisdiction</u>	<u>Assessed Value</u>	<u>Percent Increase</u>
Unincorporated County	\$21,352,782,165	5.55%
Ceres	\$ 4,207,071,316	5.61%
Hughson	\$ 833,429,762	9.37%
Modesto	\$23,064,831,451	5.77%
Newman	\$ 983,710,549	5.04%
Oakdale	\$ 3,217,356,863	5.73%
Patterson	\$ 3,212,967,774	7.75%
Riverbank	\$ 2,528,097,121	5.81%
Turlock	\$ 9,561,253,289	7.44%
Waterford	\$ 682,329,725	3.60%
Total	\$69,643,829,979	6.02%

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 2023 and the resulting assessed valuations are effective as of the January 1, 2024, lien date.

The 2023 calendar year again saw reduced sale activity and 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 square foot have again remained strong while actual sale volume has declined. Where supported, we have reviewed and adjusted 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, 2024, lien date.

Proposition 13, passed in June of 1978, required that Assessors establish a "Factored Base Year Value" for all real property that existed as of the 1975 lien date. Ongoing, 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 2024-2025 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$695 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 2024-2025 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 \$375,000 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.***

Taxpayers may file assessment appeals on their annual assessments between July 2 and November 30th. This year, since November 30th falls on a Saturday, taxpayers will have until Monday, December 2, 2024, to file an appeal. 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.

A special thanks goes out to the employees of the Stanislaus County Assessor's office for their professionalism and commitment to customer service! Our success in timely completing the 2024-2025 assessment roll is a direct result of their professionalism and determination to succeed.

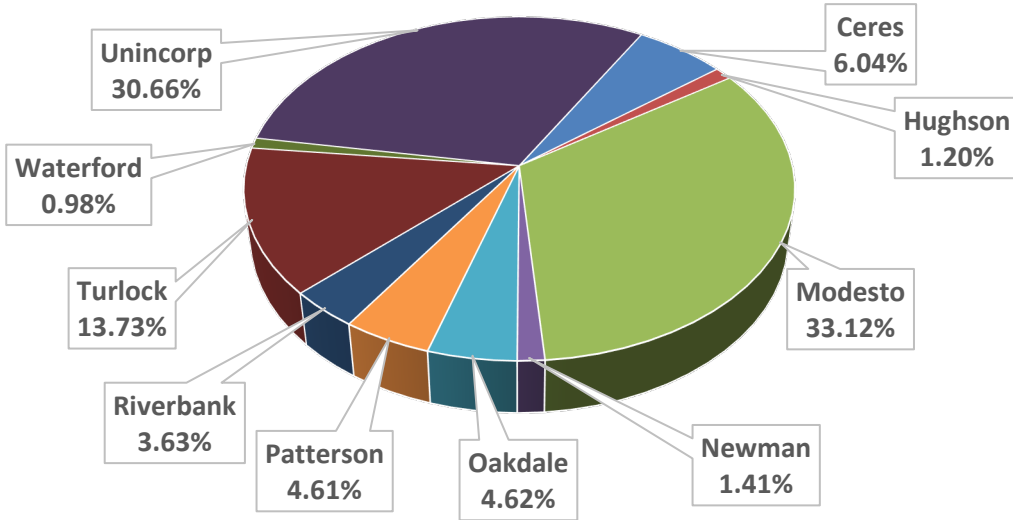
2024-2025 Assessment Roll summary reports for Stanislaus County and breakout reports by unincorporated area and by city, appear on the following pages.

Sincerely,

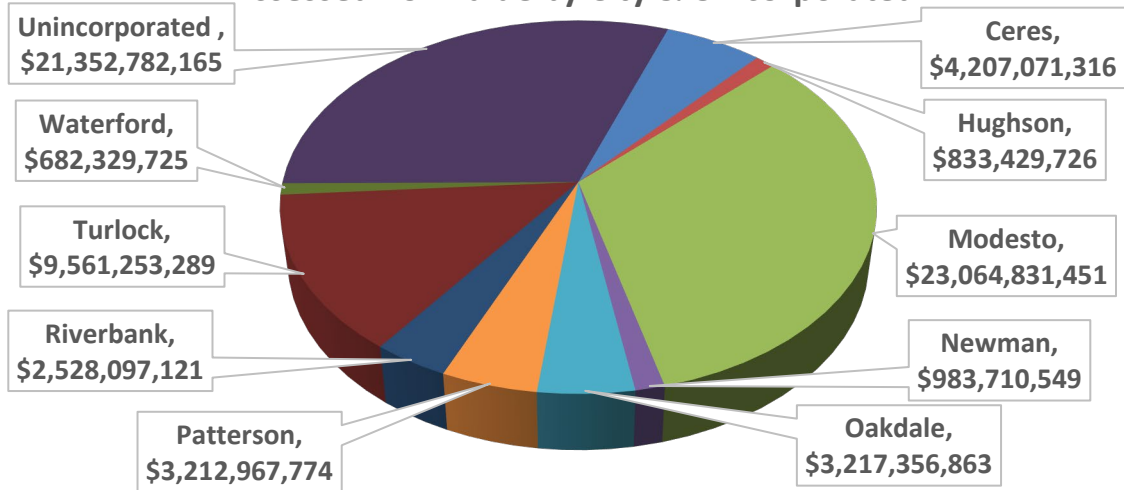


Don H. Gaekle
Assessor

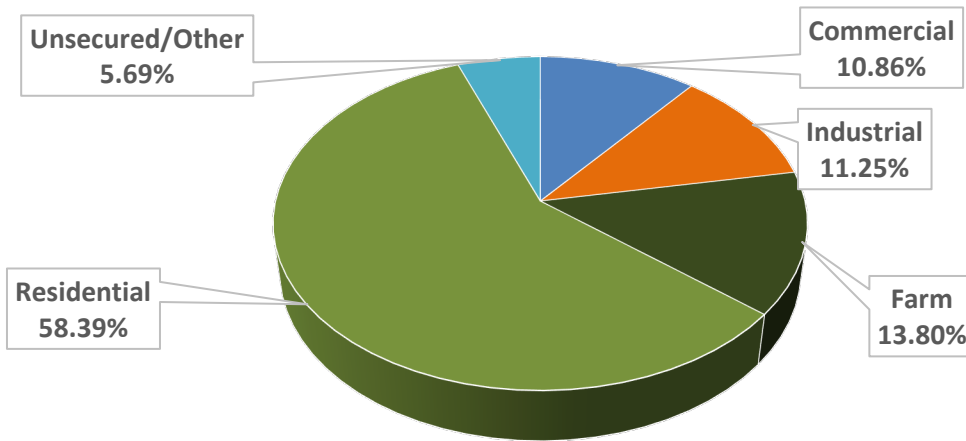
Percentage of County Assessed Value by City & Unincorporated



Assessed Roll Value by City & Unincorporated



Assessed Roll Value by Use Type



■ Commercial ■ Industrial ■ Farm ■ Residential ■ Unsecured/Other

Historical Assessment Roll Information

Assessment Roll Value	Change from Prior Roll
2024/25 \$69,643,829,979	6.02%
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

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	21,584,589,596	22,970,729,293	1,386,139,697	6.42%
Improvements, Fixtures, Personal Property & Penalty	46,499,161,700	49,107,750,153	2,608,588,453	5.61%
Less:				
*Exemptions	2,395,050,934	2,434,649,467	39,598,533	1.65%
Total	<u>65,688,700,362</u>	<u>69,643,829,979</u>	<u>3,955,129,617</u>	<u>6.02%</u>

**Homeowner Exemptions 479,495,362 476,315,640 (3,179,722) -0.66%

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

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	***	7,493,263,244	7,855,910,264	362,647,020	4.84%
Improvements, Personal Property & Penalty		12,921,567,036	13,694,926,190	773,359,154	5.99%
Less:					
*Exemptions		185,281,066	198,054,289	12,773,223	6.89%
Total	***	<u>20,229,549,214</u>	<u>21,352,782,165</u>	<u>1,123,232,951</u>	<u>5.55%</u>

**Homeowner Exemptions 96,658,354 96,102,896 (555,458) -0.57%

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

**Reimbursable Exemptions not subtracted from total.

*** Adjusted to include pipeline right of way value of \$2,947,145 (2023-24) and \$3,006,087 (2024-25).

CITIES

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	14,091,326,352	15,114,819,029	1,023,492,677	7.26%
Improvements, Personal Property & Penalty	33,577,594,664	35,412,823,963	1,835,229,299	5.47%
Less:				
*Exemptions	2,209,769,868	2,236,595,178	26,825,310	1.21%
Total	45,459,151,148	48,291,047,814	2,831,896,666	6.23%

**Homeowner Exemptions	382,837,008	380,212,744	(2,624,264)	-0.69%
---------------------------	-------------	-------------	-------------	--------

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

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	1,242,286,048	1,319,923,123	77,637,075	6.25%
Improvements, Personal Property & Penalty	2,819,850,079	2,964,358,196	144,508,117	5.12%
Less:				
*Exemptions	78,623,590	77,210,003	(1,413,587)	-1.80%
Total	<u>3,983,512,537</u>	<u>4,207,071,316</u>	<u>223,558,779</u>	<u>5.61%</u>

**Homeowner Exemptions 36,480,086 36,245,003 (235,083) -0.64%

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

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	252,050,419	289,978,266	37,927,847	15.05%
Improvements, Personal Property & Penalty	585,966,156	631,671,872	45,705,716	7.80%
Less:				
*Exemptions	76,002,482	88,220,412	12,217,930	16.08%
Total	<u>762,014,093</u>	<u>833,429,726</u>	<u>71,415,633</u>	<u>9.37%</u>

**Homeowner Exemptions 7,245,000 7,232,400 (12,600) -0.17%

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

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	6,856,920,460	7,303,891,422	446,970,962	6.52%
Improvements, Personal Property & Penalty	16,511,066,001	17,355,230,318	844,164,317	5.11%
Less:				
*Exemptions	1,562,321,755	1,594,290,289	31,968,534	2.05%
Total	21,805,664,706	23,064,831,451	1,259,166,745	5.77%

**Homeowner Exemptions 194,218,860 192,554,941 (1,663,919) -0.86%

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

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	276,605,108	295,707,641	19,102,533	6.91%
Improvements, Personal Property & Penalty	685,011,833	714,338,018	29,326,185	4.28%
Less:				
*Exemptions	25,144,038	26,335,110	1,191,072	4.74%
Total	936,472,903	983,710,549	47,237,646	5.04%

**Homeowner Exemptions 10,092,600 10,029,600 (63,000) -0.62%

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

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	943,234,232	1,004,652,609	61,418,377	6.51%
Improvements, Personal Property & Penalty	2,160,548,817	2,277,133,380	116,584,563	5.40%
Less:				
*Exemptions	60,915,100	64,429,126	3,514,026	5.77%
Total	<u>3,042,867,949</u>	<u>3,217,356,863</u>	<u>174,488,914</u>	<u>5.73%</u>

**Homeowner Exemptions 23,602,600 23,371,600 (231,000) -0.98%

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

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	896,139,509	1,007,521,684	111,382,175	12.43%
Improvements, Personal Property & Penalty	2,131,676,628	2,254,720,833	123,044,205	5.77%
Less:				
*Exemptions	45,962,026	49,274,743	3,312,717	7.21%
Total	2,981,854,111	3,212,967,774	231,113,663	7.75%

**Homeowner Exemptions 18,452,000 18,566,800 114,800 0.62%

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

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	786,414,698	867,384,297	80,969,599	10.30%
Improvements, Personal Property & Penalty	1,639,773,369	1,698,609,899	58,836,530	3.59%
Less:				
*Exemptions	36,934,138	37,897,075	962,937	2.61%
Total	2,389,253,929	2,528,097,121	138,843,192	5.81%

**Homeowner Exemptions	23,287,600	23,286,200	(1,400)	-0.01%
---------------------------	------------	------------	---------	--------

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

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	2,609,362,132	2,784,475,330	175,113,198	6.71%
Improvements, Personal Property & Penalty	6,591,355,065	7,052,959,308	461,604,243	7.00%
Less:				
*Exemptions	301,847,928	276,181,349	(25,666,579)	-8.50%
Total	8,898,869,269	9,561,253,289	662,384,020	7.44%

**Homeowner Exemptions 61,521,662 61,125,400 (396,262) -0.64%

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

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2023/2024 VALUE	2024/2025 VALUE	Increase or Decrease	Percent Change
Land	228,313,746	241,284,657	12,970,911	5.68%
Improvements, Personal Property & Penalty	452,346,716	463,802,139	11,455,423	2.53%
Less:				
*Exemptions	22,018,811	22,757,071	738,260	3.35%
Total	658,641,651	682,329,725	23,688,074	3.60%

**Homeowner Exemptions	7,936,600	7,800,800	(135,800)	-1.71%
---------------------------	-----------	-----------	-----------	--------

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

**Reimbursable Exemptions Not Subtracted From Total