



Stanislaus County Assessor

Sarah A. Lewis
Assistant Assessor
Administration

Matt N. Reavill
Assistant Assessor
Valuation

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

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

www.stancountv.com/assessor

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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: 2025/2026 Assessment Roll Announced*****

Today, Don H. Gaekle, Stanislaus County Assessor announced the 2025-2026 Stanislaus County Regular Assessment Roll total of **\$72,822,816,444**. This is a **4.56%** increase over the 2024-2025 roll total. The increase is the result of reassessments for new construction, changes in ownership, annual review of decline in value properties and mandated CPI increases on Proposition 13 base values. The incorporated cities averaged **5.07%** in roll growth while the unincorporated county area roll grew by **3.43%**. The unincorporated roll has been impacted by declines in Williamson Act values due to changes in commodity pricing and the State supplied capitalization rate used in the calculation of these values. The 2025-2026 inflation adjustment is the maximum **2.00%**.

2025-2026 Assessment Roll by Unincorporated & Cities:

<u>Jurisdiction</u>	<u>Assessed Value</u>	<u>Percent Increase</u>
Unincorporated County	\$22,084,974,002	3.43%
Ceres	\$ 4,436,078,453	5.44%
Hughson	\$ 878,491,457	5.41%
Modesto	\$24,111,788,266	4.54%
Newman	\$ 1,033,129,925	5.02%
Oakdale	\$ 3,384,812,039	5.20%
Patterson	\$ 3,509,498,121	9.23%
Riverbank	\$ 2,748,430,084	8.72%
Turlock	\$ 9,919,581,109	3.75%
Waterford	\$ 716,033,051	4.94%
Total	\$72,822,816,507	4.56%

The 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 2024 and the resulting assessed valuations are effective as of the January 1, 2025, lien date.

The 2024 calendar year again saw reduced sale activity and longer days on 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 again remained steady to slightly increasing while sale volume has continued to decline year over year. 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, 2025, 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 2025-2026 roll contains over 180,000 assessment units of real and personal property, upon which property taxes are levied. *The assessment roll will produce approximately \$728 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 2025-2026 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, in effect since 2011, will save County taxpayers approximately \$100,000 in postage and processing this year.

Taxpayers who have questions or concerns about their assessed value are encouraged to contact the Assessor's Office by phone at (209) 525-6461, or in person at 1010 10th Street, 2nd Floor, Suite 2400, Modesto, CA. Office public hours are 8:00 a.m. and 4:30 p.m., Monday -- Friday. ***Our goal is to provide the taxpayer courteous, professional service while explaining their assessed value(s) and the laws affecting their assessment. If taxpayers are unable to resolve their assessment concerns in discussions with the Assessor's Office, they may file an appeal of their assessment by contacting the Clerk of the Board of Supervisors.***

The 2025 appeal filing period for the regular roll is Wednesday, July 2, 2025, through Monday, December 1, 2025. Applications 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.

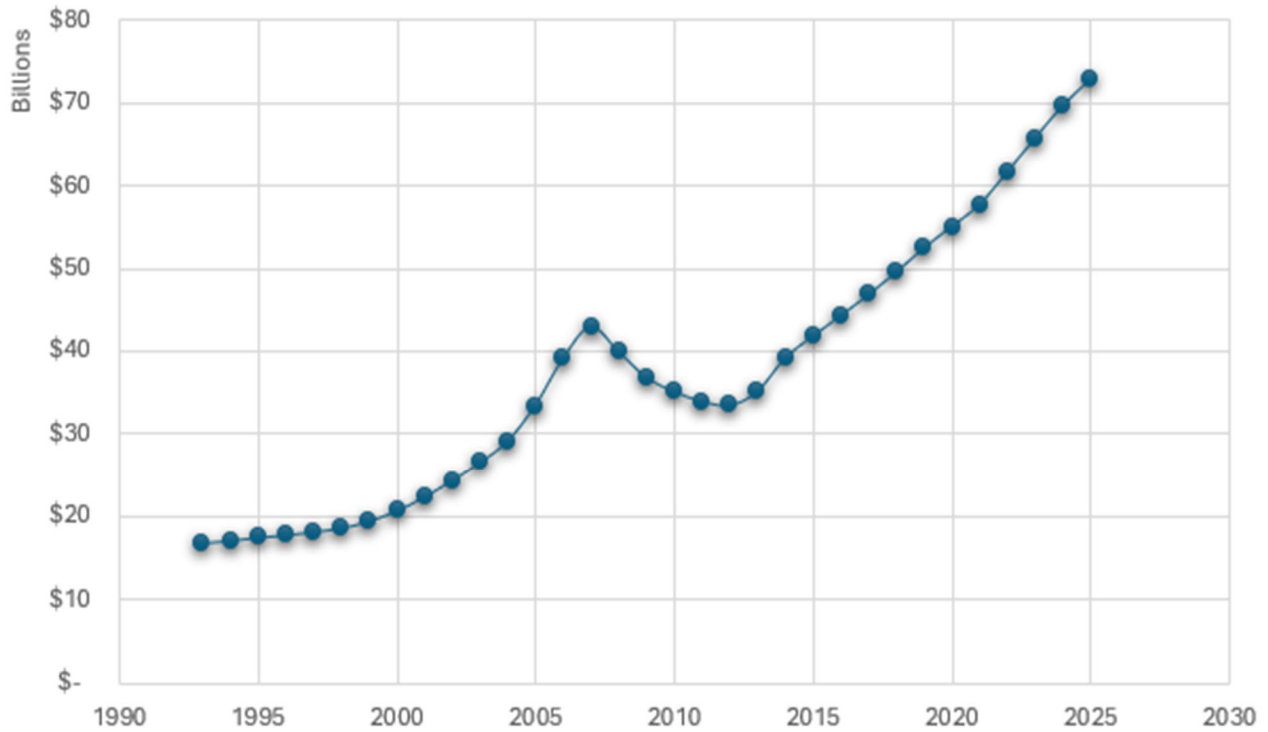
A special thanks goes out to the employees of the Stanislaus County Assessor's office for their professionalism and commitment to customer service! Our success in timely completion of the 2025-2026 assessment roll is a direct result of their professionalism and determination to succeed.

2025-2026 Assessment Roll summary reports, for Stanislaus County and breakout reports (by unincorporated area and by city) appear on the following pages.

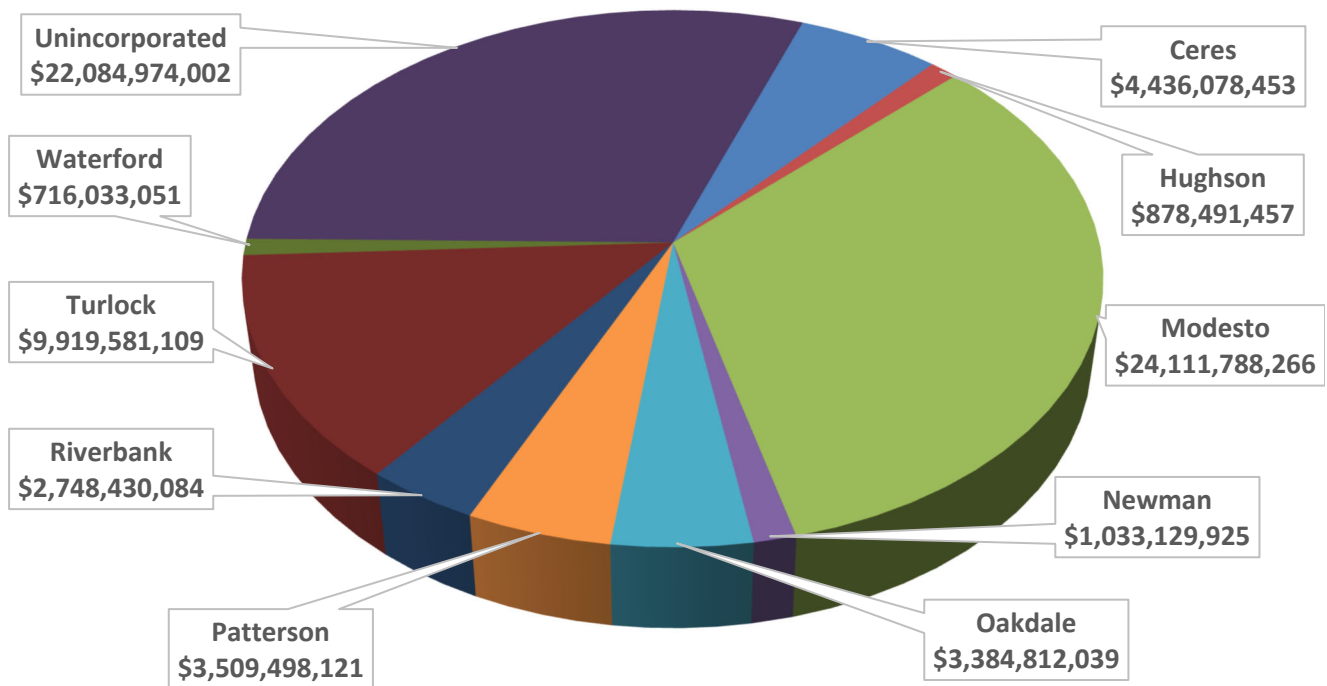
Sincerely,

Don H. Gaekle, Assessor

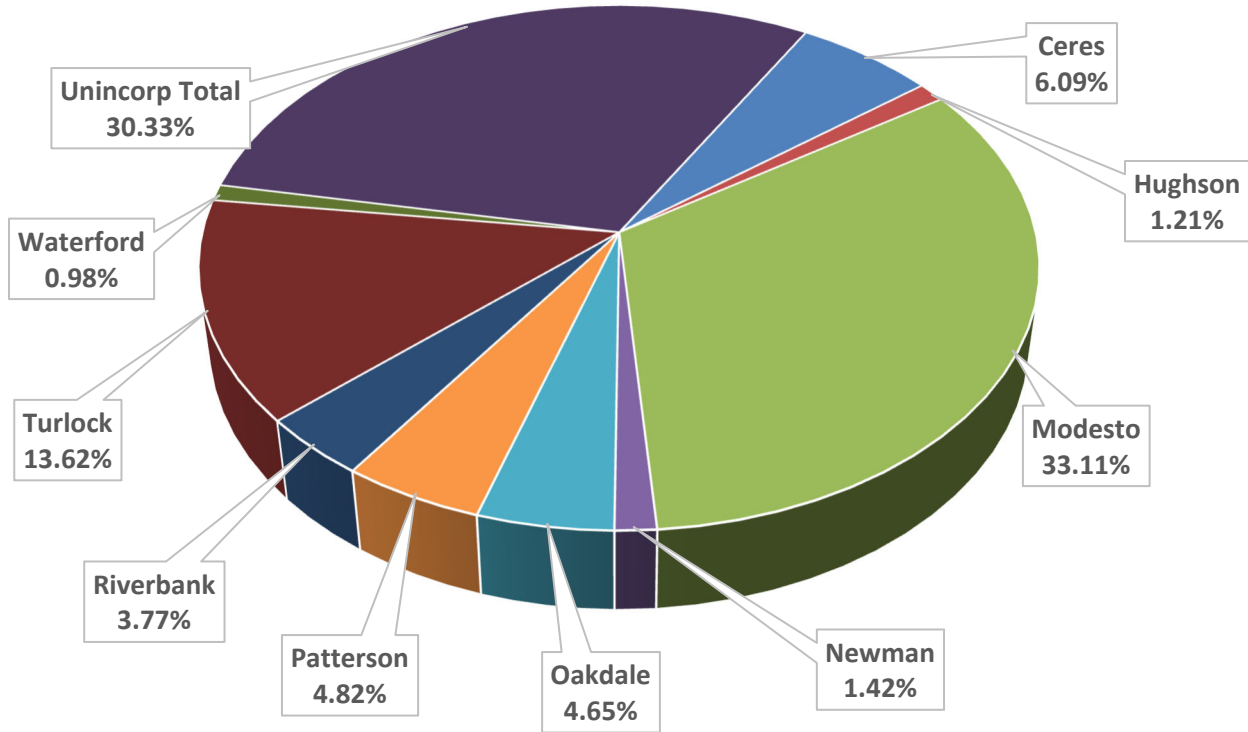
Stanislaus County Roll Value Growth



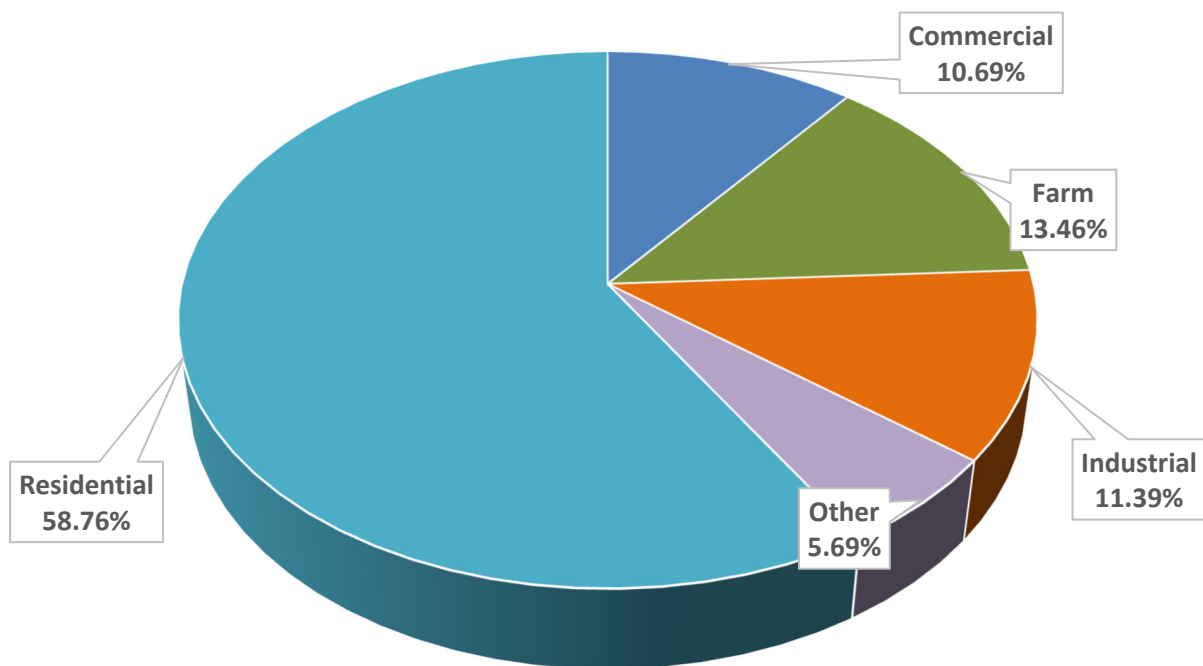
Assessed Roll Value by City & Unincorporated



Percentage of County Assessed Value by City & Unincorporated



Assessed Roll Value by Use Type



Historical Assessment Roll Information

Assessment Roll Value		Change from Prior Roll
2025/26	\$72,822,816,507	4.56%
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

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	22,970,729,293	23,976,906,170	1,006,176,877	4.38%
Improvements, Fixtures, Personal Property & Penalty	49,107,750,153	51,417,523,549	2,309,773,396	4.70%
Less:				
*Exemptions	2,434,649,467	2,571,613,212	136,963,745	5.63%
Total	69,643,829,979	72,822,816,507	3,178,986,528	4.56%

**Homeowner Exemptions	476,315,640	475,123,467	(1,192,173)	-0.25%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	***	7,855,910,264	8,035,640,556	179,730,292	2.29%
Improvements, Personal Property & Penalty		13,694,926,190	14,244,587,395	549,661,205	4.01%
Less:					
*Exemptions		198,054,289	195,253,949	(2,800,340)	-1.41%
Total	***	21,352,782,165	22,084,974,002	732,191,837	3.43%

**Homeowner Exemptions	96,102,896	95,675,782	(427,114)	-0.44%
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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 \$3,006,087 (2024-25) and \$3,066,207 (2025-26).

CITIES

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	15,114,819,029	15,941,265,614	826,446,585	5.47%
Improvements, Personal Property & Penalty	35,412,823,963	37,172,936,154	1,760,112,191	4.97%
Less:				
*Exemptions	2,236,595,178	2,376,359,263	139,764,085	6.25%
Total	48,291,047,814	50,737,842,505	2,446,794,691	5.07%

**Homeowner Exemptions	380,212,744	379,447,685	(765,059)	-0.20%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	1,319,923,123	1,379,215,055	59,291,932	4.49%
Improvements, Personal Property & Penalty	2,964,358,196	3,142,097,519	177,739,323	6.00%
Less:				
*Exemptions	77,210,003	85,234,121	8,024,118	10.39%
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Total	4,207,071,316	4,436,078,453	229,007,137	5.44%

**Homeowner Exemptions	36,245,003	36,270,657	25,654	0.07%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	289,978,266	305,380,337	15,402,071	5.31%
Improvements, Personal Property & Penalty	631,671,872	664,669,928	32,998,056	5.22%
Less:				
*Exemptions	88,220,412	91,558,808	3,338,396	3.78%
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Total	833,429,726	878,491,457	45,061,731	5.41%

**Homeowner Exemptions	7,232,400	7,306,600	74,200	1.03%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	7,303,891,422	7,694,587,880	390,696,458	5.35%
Improvements, Personal Property & Penalty	17,355,230,318	18,091,721,614	736,491,296	4.24%
Less:				
*Exemptions	1,594,290,289	1,674,521,228	80,230,939	5.03%
Total	23,064,831,451	24,111,788,266	1,046,956,815	4.54%

**Homeowner Exemptions	192,554,941	191,295,249	(1,259,692)	-0.65%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	295,707,641	314,712,567	19,004,926	6.43%
Improvements, Personal Property & Penalty	714,338,018	749,390,260	35,052,242	4.91%
Less:				
*Exemptions	26,335,110	30,972,902	4,637,792	17.61%
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Total	983,710,549	1,033,129,925	49,419,376	5.02%

**Homeowner Exemptions	10,029,600	9,863,000	(166,600)	-1.66%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	1,004,652,609	1,058,604,250	53,951,641	5.37%
Improvements, Personal Property & Penalty	2,277,133,380	2,394,354,425	117,221,045	5.15%
Less:				
*Exemptions	64,429,126	68,146,636	3,717,510	5.77%
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Total	3,217,356,863	3,384,812,039	167,455,176	5.20%

**Homeowner Exemptions	23,371,600	23,478,000	106,400	0.46%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	1,007,521,684	1,076,280,701	68,759,017	6.82%
Improvements, Personal Property & Penalty	2,254,720,833	2,484,866,164	230,145,331	10.21%
Less:				
*Exemptions	49,274,743	51,648,744	2,374,001	4.82%
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Total	3,212,967,774	3,509,498,121	296,530,347	9.23%

**Homeowner Exemptions	18,566,800	18,853,800	287,000	1.55%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	867,384,297	927,617,530	60,233,233	6.94%
Improvements, Personal Property & Penalty	1,698,609,899	1,860,813,186	162,203,287	9.55%
Less:				
*Exemptions	37,897,075	40,000,632	2,103,557	5.55%
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Total	2,528,097,121	2,748,430,084	220,332,963	8.72%

**Homeowner Exemptions	23,286,200	23,641,800	355,600	1.53%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	2,784,475,330	2,927,036,875	142,561,545	5.12%
Improvements, Personal Property & Penalty	7,052,959,308	7,302,317,546	249,358,238	3.54%
Less:				
*Exemptions	276,181,349	309,773,312	33,591,963	12.16%
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Total	9,561,253,289	9,919,581,109	358,327,820	3.75%

**Homeowner Exemptions	61,125,400	61,055,379	(70,021)	-0.11%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2024/2025 VALUE	2025/2026 VALUE	Increase or Decrease	Percent Change
Land	241,284,657	257,830,419	16,545,762	6.86%
Improvements, Personal Property & Penalty	463,802,139	482,705,512	18,903,373	4.08%
Less:				
*Exemptions	22,757,071	24,502,880	1,745,809	7.67%
Total	682,329,725	716,033,051	33,703,326	4.94%

**Homeowner Exemptions	7,800,800	7,683,200	(117,600)	-1.51%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total