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July 2, 2026

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*******FOR IMMEDIATE RELEASE: 2026/2027 Assessment Roll Announced*******

Today, Don H. Gaekle, Stanislaus County Assessor announced the 2026-2027 Stanislaus County Regular Assessment Roll total of **\$76,379,241,015**. This is a **4.88%** increase over the 2025-2026 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 **6.13%** in roll growth while the unincorporated county area roll grew by **2.01%**. *The assessment roll will produce approximately \$763 million in revenue to be shared by public schools, the county, cities, and special districts.*

2026-2027 Assessment Roll by Unincorporated & Cities:

<u>Jurisdiction</u>	<u>Assessed Value</u>	<u>Percent Increase</u>
Unincorporated County	\$22,529,217,193	2.01%
Ceres	\$ 4,627,778,895	4.32%
Hughson	\$ 946,504,631	7.74%
Modesto	\$25,767,171,045	6.87%
Newman	\$ 1,070,107,218	3.58%
Oakdale	\$ 3,548,570,806	4.84%
Patterson	\$ 3,810,352,857	8.57%
Riverbank	\$ 2,962,537,391	7.79%
Turlock	\$10,366,890,159	4.51%
Waterford	\$ 750,110,820	4.76%
Total	\$76,379,241,015	4.88%

The Assessor annually establishes assessed values for all taxable real property, mobile homes, boats, airplanes and business personal property located within the county. This assessment roll reflects sales and new construction that occurred during calendar year 2025, the Proposition 13 inflation adjustment to base values and adjustments for properties with market values their Proposition 13 factored base value. The roll shows assessed value as of January 1, 2026.

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 as well as the addition of an inflation index not to exceed two percent (2%) to all existing Proposition 13 base values. The required Proposition 13 factored base value inflation adjustment for the 2026 lien date is the maximum of two percent (2%), as determined by the State Board of Equalization. Proposition 8, also passed in 1978, provides for the assessment of property at market value if market value is below a property's Proposition 13 Factored Base Value, on any given January 1st lien date.

The 2025 calendar-year saw overall sales volume decline in Stanislaus County while the average price per square foot of properties sold stayed relatively flat. While the incorporated cities saw strong growth, the roll growth in the unincorporated county was negatively affected by several factors. Valuations under the Williamson Act were impacted by changes in the capitalization rate and commodity prices that are used in the calculation of these values, closure and removal of the County waste to energy plant, annexations by the various cities, as well as transfers to non-assessable entities.

Taxpayers are advised that the Assessor does not mail annual value notices. Taxpayers are instead able to view their 2026-2027 assessed property value(s) online, by visiting the Assessor Value Notice Inquiry on main webpage: <http://www.stancounty.com/assessor/>.

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 2026 appeal filing period for the regular roll is Thursday July 2, 2026, through Monday, November 30, 2026. 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 heartfelt thank you to the employees of the Stanislaus County Assessor's office for their hard work to produce a timely 2026-2027 assessment roll. I want to recognize them and thank them for their professionalism and commitment to excellent customer service.

2026-2027 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

Historical Assessment Roll Information

Assessment Roll Value		Change from Prior Roll
2026/27	\$76,379,241,015	4.88%
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

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	23,976,906,170	25,280,166,152	1,303,259,982	5.44%
Improvements, Fixtures, Personal Property & Penalty	51,417,523,549	53,317,423,293	1,899,899,744	3.70%
Less:				
*Exemptions	2,571,613,212	2,218,348,430	(353,264,782)	-13.74%
Total	72,822,816,507	76,379,241,015	3,556,424,508	4.88%

**Homeowner Exemptions	475,123,467	472,085,474	(3,037,993)	-0.64%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

UNINCORPORATED

TAXABLE VALUE RECAP

		2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	***	8,035,640,556	8,239,269,740	203,629,184	2.53%
Improvements, Personal Property & Penalty		14,244,587,395	14,510,074,595	265,487,200	1.86%
Less:					
*Exemptions		195,253,949	220,127,142	24,873,193	12.74%
Total	***	22,084,974,002	22,529,217,193	444,243,191	2.01%

**Homeowner Exemptions 95,675,782 94,732,834 (942,948) -0.99%

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

**Reimbursable Exemptions not subtracted from total.

*** Adjusted to include pipeline right of way value of \$ \$3,066,207 (2025-26) and \$3,127,529 (2026-27) .

CITIES

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	15,941,265,614	17,040,896,412	1,099,630,798	6.90%
Improvements, Personal Property & Penalty	37,172,936,154	38,807,348,698	1,634,412,544	4.40%
Less:				
*Exemptions	2,376,359,263	1,998,221,288	(378,137,975)	-15.91%
Total	50,737,842,505	53,850,023,822	3,112,181,317	6.13%

**Homeowner Exemptions	379,447,685	377,352,640	(2,095,045)	-0.55%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

CERES

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	1,379,215,055	1,439,537,341	60,322,286	4.37%
Improvements, Personal Property & Penalty	3,142,097,519	3,275,052,432	132,954,913	4.23%
Less:				
*Exemptions	85,234,121	86,810,878	1,576,757	1.85%
Total	4,436,078,453	4,627,778,895	191,700,442	4.32%

**Homeowner Exemptions	36,270,657	36,033,845	(236,812)	-0.65%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

HUGHSON

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	305,380,337	331,042,487	25,662,150	8.40%
Improvements, Personal Property & Penalty	664,669,928	710,413,260	45,743,332	6.88%
Less:				
*Exemptions	91,558,808	94,951,116	3,392,308	3.71%
Total	878,491,457	946,504,631	68,013,174	7.74%

**Homeowner Exemptions	7,306,600	7,485,800	179,200	2.45%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

MODESTO

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	7,694,587,880	8,200,557,891	505,970,011	6.58%
Improvements, Personal Property & Penalty	18,091,721,614	18,879,176,878	787,455,264	4.35%
Less:				
*Exemptions	1,674,521,228	1,312,563,724	(361,957,504)	-21.62%
Total	24,111,788,266	25,767,171,045	1,655,382,779	6.87%

**Homeowner Exemptions	191,295,249	189,070,195	(2,225,054)	-1.16%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

NEWMAN

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	314,712,567	334,070,385	19,357,818	6.15%
Improvements, Personal Property & Penalty	749,390,260	763,990,358	14,600,098	1.95%
Less:				
*Exemptions	30,972,902	27,953,525	(3,019,377)	-9.75%
Total	1,033,129,925	1,070,107,218	36,977,293	3.58%

**Homeowner Exemptions 9,863,000 9,787,400 (75,600) -0.77%

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

**Reimbursable Exemptions Not Subtracted From Total

OAKDALE

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	1,058,604,250	1,141,033,924	82,429,674	7.79%
Improvements, Personal Property & Penalty	2,394,354,425	2,481,368,206	87,013,781	3.63%
Less:				
*Exemptions	68,146,636	73,831,324	5,684,688	8.34%
Total	3,384,812,039	3,548,570,806	163,758,767	4.84%

**Homeowner Exemptions	23,478,000	23,307,200	(170,800)	-0.73%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

PATTERSON

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	1,076,280,701	1,237,825,214	161,544,513	15.01%
Improvements, Personal Property & Penalty	2,484,866,164	2,627,508,792	142,642,628	5.74%
Less:				
*Exemptions	51,648,744	54,981,149	3,332,405	6.45%
Total	3,509,498,121	3,810,352,857	300,854,736	8.57%

**Homeowner Exemptions	18,853,800	19,468,400	614,600	3.26%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

RIVERBANK

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	927,617,530	988,434,689	60,817,159	6.56%
Improvements, Personal Property & Penalty	1,860,813,186	2,017,804,206	156,991,020	8.44%
Less:				
*Exemptions	40,000,632	43,701,504	3,700,872	9.25%
Total	2,748,430,084	2,962,537,391	214,107,307	7.79%

**Homeowner Exemptions	23,641,800	23,763,600	121,800	0.52%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

TURLOCK

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	2,927,036,875	3,090,528,874	163,491,999	5.59%
Improvements, Personal Property & Penalty	7,302,317,546	7,554,293,353	251,975,807	3.45%
Less:				
*Exemptions	309,773,312	277,932,068	(31,841,244)	-10.28%
Total	9,919,581,109	10,366,890,159	447,309,050	4.51%

**Homeowner Exemptions	61,055,379	60,890,200	(165,179)	-0.27%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total

WATERFORD

TAXABLE VALUE RECAP

	2025/2026 VALUE	2026/2027 VALUE	Increase or Decrease	Percent Change
Land	257,830,419	277,865,607	20,035,188	7.77%
Improvements, Personal Property & Penalty	482,705,512	497,741,213	15,035,701	3.11%
Less:				
*Exemptions	24,502,880	25,496,000	993,120	4.05%
Total	716,033,051	750,110,820	34,077,769	4.76%

**Homeowner Exemptions	7,683,200	7,546,000	(137,200)	-1.79%
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*Total Veteran, Church, Welfare, School, and Religious Exemptions.

**Reimbursable Exemptions Not Subtracted From Total