

2005-2006 Annual Report

County of Sacramento Office of the Assessor



Kenneth D. Stieger
Assessor

TABLE OF CONTENTS

Message from the Assessor.....	1
Mission and Values.....	2
Responsibility of the Assessor’s Office	3
Organization of the Assessor’s Office	4
Customer Service.....	5
Assessor Workload Summary	6
Your Property Taxes at Work.....	7
10-Year History of Local Assessment Rolls	8
Assessment Roll By City	9
Sacramento County Geographical and Assessment Data	9
Proposition 13	10
Real Property	11
Supplemental Assessments	11
Residential Parcels for Cities and Unincorporated Areas.....	12
Business Personal Property	13
Exemptions	14
Change in Ownership Exclusions.....	14
Assessment Appeals.....	15
Proposition 8 Declines in Value.....	16
Contact List	17
Directions	17
Property Assessment Calendar.....	18

MESSAGE FROM THE ASSESSOR



Welcome to the first publication of the Annual Report for the Sacramento County Assessor's Office. I hope you will find the information and data presented to be both informative and educational.

Sacramento County has witnessed significant growth over the last decade. This last year the assessed value of our county exceeded 100 Billion Dollars for the first time. Only ten other counties in California are above that level. The growth in assessed value was approximately 15% over the prior year, and was the highest annual rate of growth since Proposition 13 was enacted in 1978. Our parcel count is at approximately 450,000 and growing at about 2% a year.

It is our goal to provide excellent customer service to the community and we believe this report is an extension of that goal. In this report you will find a regional perspective of your property taxes, assessment data, summaries of our workload, and other information.

As your elected County Assessor, I am proud of the men and women I serve with and the accomplishments they make on a daily basis to provide you with an office that is professional, responsive to your needs, and produces a high level of quality work. As a testament to their dedication and hard work our office received a 99.45% accuracy rating from the State Board of Equalization in their June 2005 Assessment Practices Survey.

Special thanks to Kathleen Kelleher, Mary Conde, Jill Dolce and Yvonne Littleton for their enthusiasm and dedication towards the development of this publication.

If you have any assessment related questions or concerns after reading this report, or suggestions on how we may better serve you, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, which appears to read "Kenneth D. Stieger". The signature is fluid and cursive.

Kenneth D. Stieger
County Assessor

“With Pride We Value the County.”

OUR MISSION

We will create equitable, timely and accurate property tax assessments to fund public services.

We will be a source of accurate and timely property information for local government and the community.

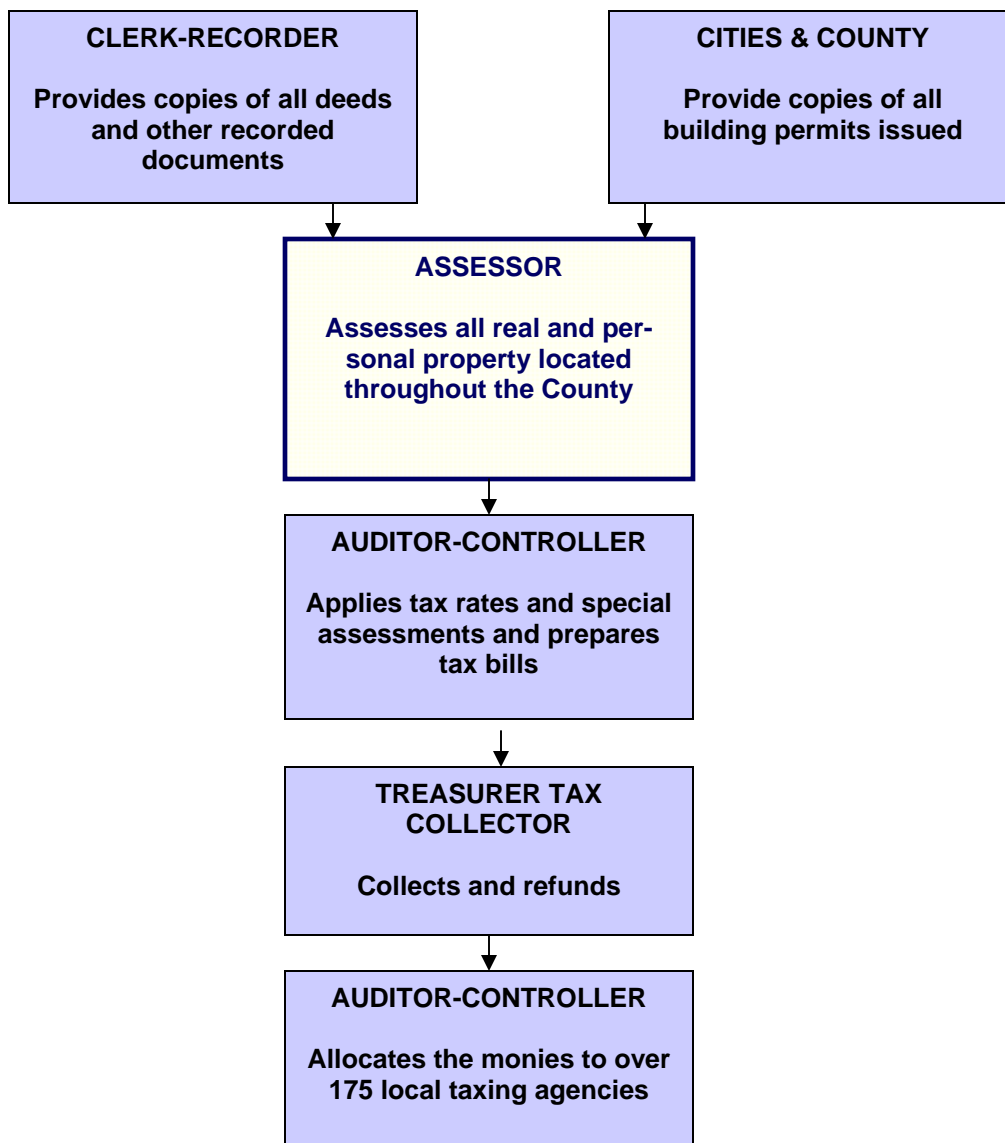
OUR VALUES

- ◆ **Achievement** - Successful completion of visible tasks or projects
- ◆ **Communication** - Open dialogue; exchange of views; successful exchange of information of value to others
- ◆ **Competence** - Being good at what we do; capable; effective
- ◆ **Continuous Improvement** - Constantly striving to improve business processes and professional skills
- ◆ **Creativity** - Finding new ways to do things; innovative
- ◆ **Initiative** - Taking action to accomplish tasks or solve problems without prompting
- ◆ **Integrity** - Honesty; incorruptibility; sincerity; truthfulness; trustworthiness
- ◆ **Quality Service** - Addressing our customer and stakeholders needs in a prompt, effective and courteous manner
- ◆ **Respect** - Treating others as you would have them treat you
- ◆ **Responsible** - Carrying out one’s duties as expected
- ◆ **Teamwork** - Cooperating with others toward a common goal
- ◆ **Trust** - Firm belief in the reliability of a person’s word and actions

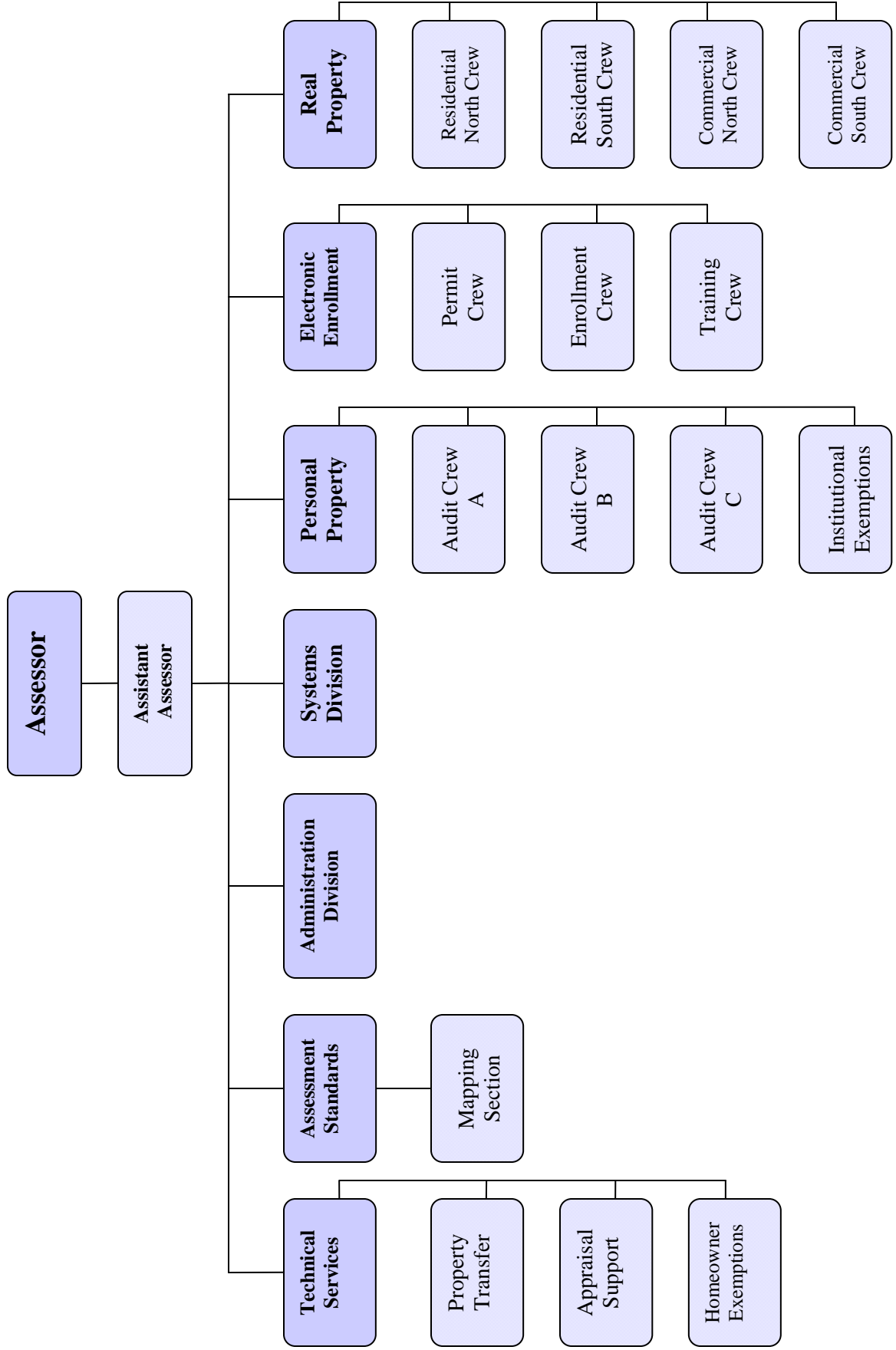
RESPONSIBILITY OF THE ASSESSOR'S OFFICE

The Assessor has the responsibility to locate all taxable property within Sacramento County, identify ownership, establish the assessed value of all taxable property in accordance with the law, apply legal exemptions, and publish an annual and supplemental assessment roll. The Assessor also provides public information to assist taxpayers with questions regarding their property. This information includes property characteristics, assessed values, parcel maps and more. The Assessor works closely with the Clerk-Recorder, Auditor-Controller, Treasurer Tax Collector and other entities. The diagram below illustrates how the Assessor's property valuations fit into the property tax work flow.

PROPERTY TAX WORK FLOW



ORGANIZATION OF THE ASSESSOR'S OFFICE



CUSTOMER SERVICE

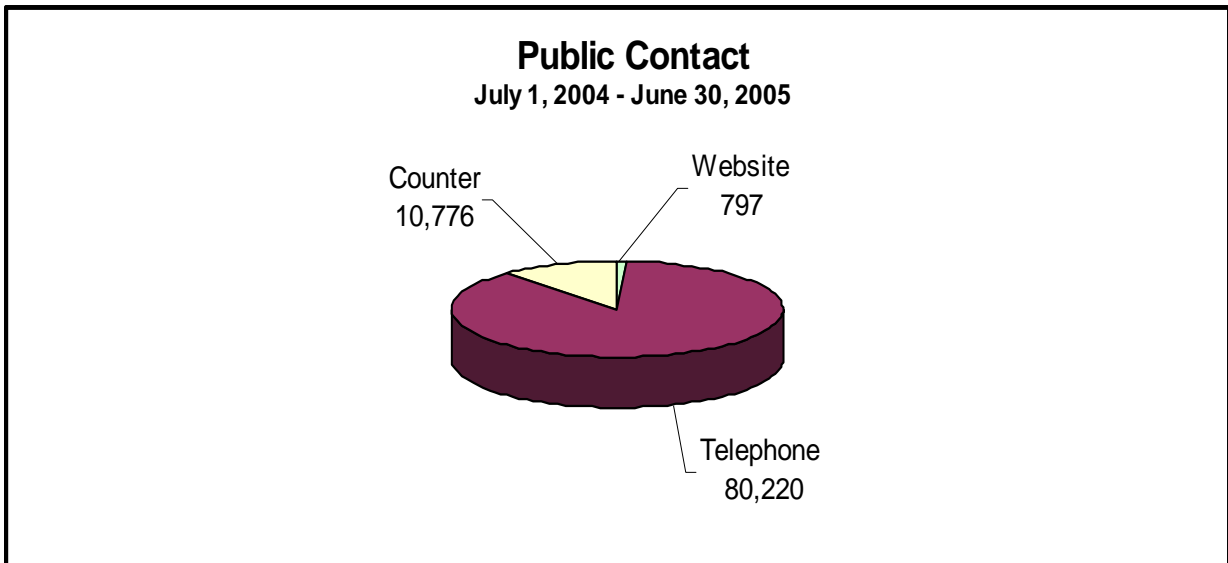
The Assessor serves a multitude of customers every day. On average, over 400 people contact our office each day for a variety of services.

Information about property ownership and assessment in Sacramento County is available for public viewing at our front counter and at various libraries. Our website, www.assessor.saccounty.net, contains detailed information on most assessment issues. In 2005, we launched a new internet application, Parcel Viewer, that allows customers to obtain individual parcel data. Our website received the 2001 Public Information Program Award from the International Association of Assessing Officers.



SERVICES AVAILABLE

- Parcel Maps
- Assessed Values
- Ownership Information
- Building Characteristic Information



ASSESSOR WORKLOAD SUMMARY

JULY 1, 2004 - JUNE 30, 2005

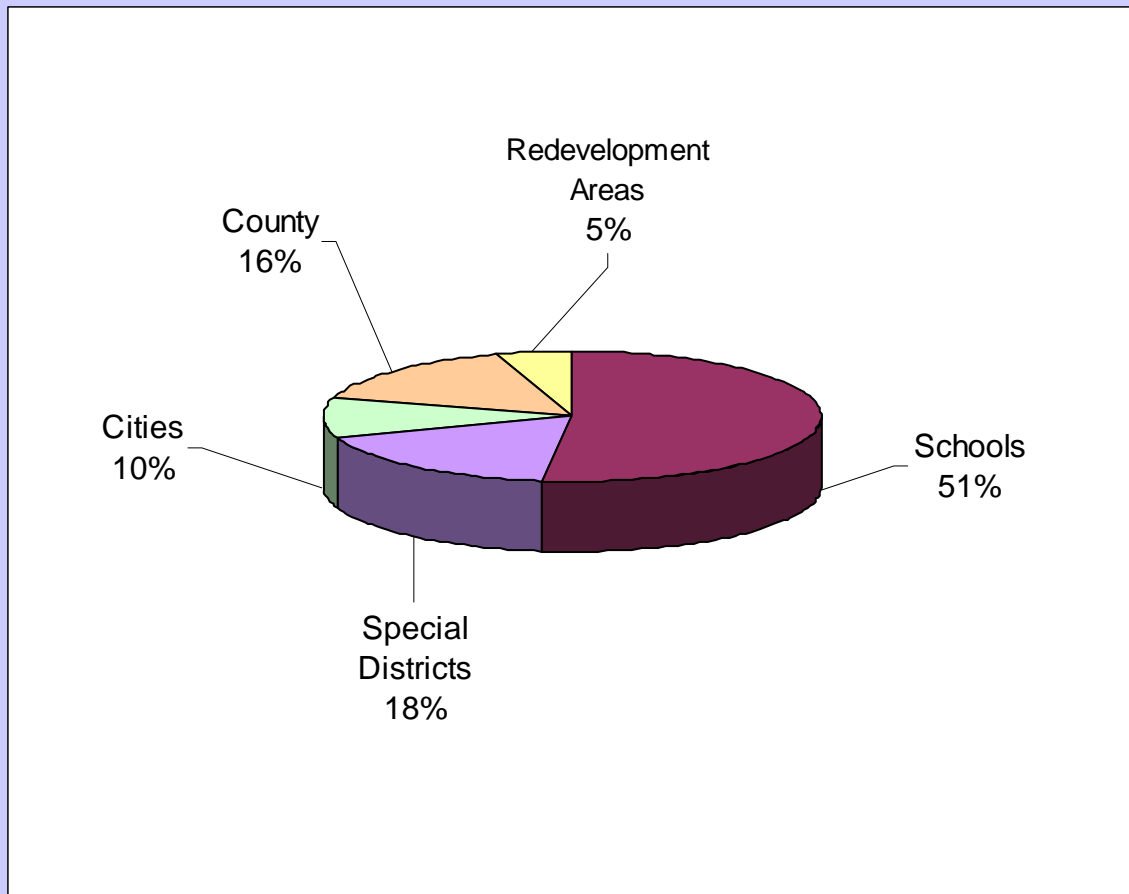
Real Property Appraisals	
Sales and Transfers.....	54,801
New Construction Permits.....	19,128
Prop 8 Reviews.....	7,018
Business Appraisals	
Boats.....	10,225
Aircraft	645
Business Accounts.....	34,656
Audits.....	583
Mapping Services	
Assessor's Maps Maintained	8,880
New Parcels Created	8,854
Documents Processed	
Ownership Changes	129,501
Mailing Address Changes	29,608
Prop 60 Base Year Transfers ¹	418
Parent/Child Exclusions ²	3,651
Exemptions Processed	
Homeowner.....	37,547
Institutional ³	3,933
Disabled Veteran ⁴	765
Appeals	
Claims filed	1,823

- 1 Citizens 55 years of age or older and those who are severely and permanently disabled can buy a residence of equal or lesser value than their existing home and transfer the current taxable value to their new property.
- 2 The Parent/Child Exclusion program excludes a property from being reappraised at its full market value when there is a transfer between a parent and their child. This program also applies to Grandparents/ Grandchildren in limited circumstances.
- 3 The Institutional Exemption provides property tax reductions to qualifying non-profit religious, hospital, museum, social service and other charitable organizations.
- 4 The Disabled Veterans Exemption provides a qualifying 100% disabled veteran or their surviving spouse an exemption of up to \$150,000 on their home.

YOUR PROPERTY TAXES AT WORK

Property tax revenue supports over 175 local government agencies, including schools, local governments (cities, redevelopment agencies, special districts) and the County.

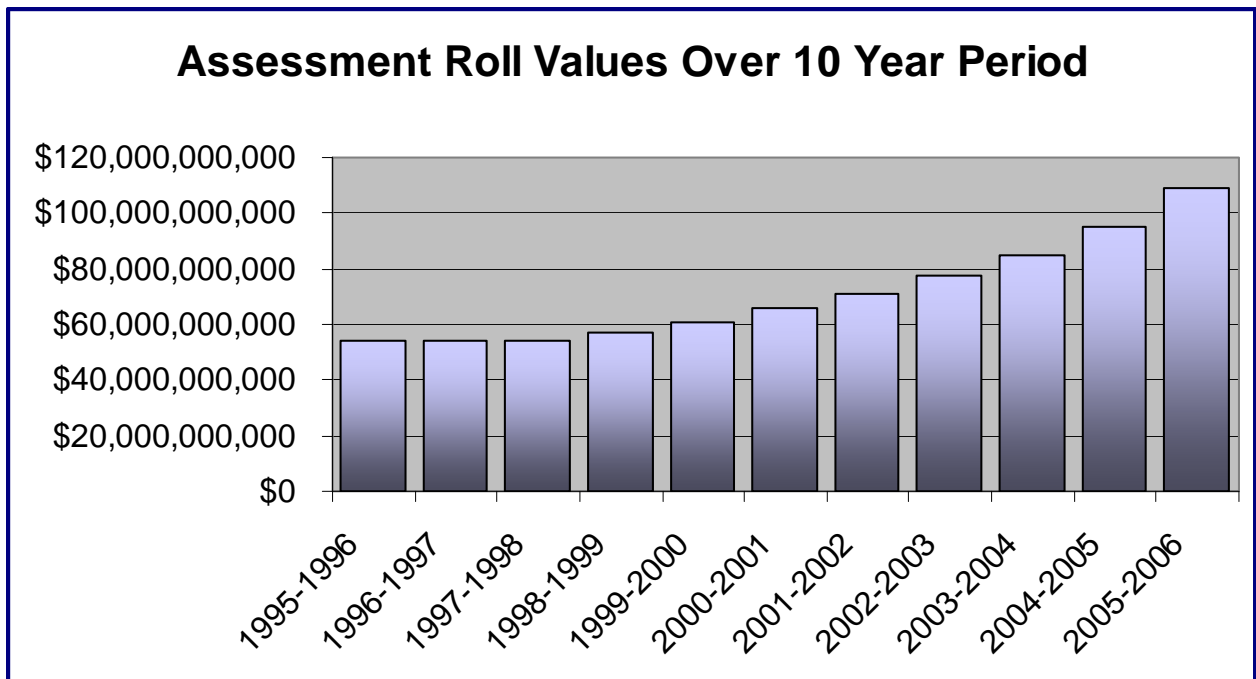
DISTRIBUTION OF PROPERTY TAXES



* SACRAMENTO COUNTY DEPARTMENT OF FINANCE, AUDITOR-CONTROLLER

10-YEAR HISTORY OF LOCAL ASSESSMENT ROLLS

Year	Roll Values (gross)	Amount of Change	Percentage Change
2005-2006	\$109,328,224,993	\$14,025,464,883	14.72%
2004-2005	95,302,760,110	10,221,092,660	12.01%
2003-2004	85,081,667,450	7,358,622,036	9.47%
2002-2003	77,723,045,414	6,857,528,978	9.68%
2001-2002	70,865,516,436	5,372,852,290	8.20%
2000-2001	65,492,664,146	4,808,716,405	7.92%
1999-2000	60,683,947,741	3,559,207,548	6.23%
1998-1999	57,124,740,193	2,830,982,050	5.21%
1997-1998	54,293,758,143	16,621,804	0.03%
1996-1997	54,277,136,339	290,927,801	0.54%
1995-1996	53,986,208,538	708,323,536	1.33%



**ASSESSMENT ROLL BY CITY
TOTAL LOCAL ROLL VALUES (GROSS)**

<u>Jurisdiction</u>	<u>2004-2005</u>	<u>2005-2006</u>	<u>Percent Growth</u>	<u>Percent of Current Roll</u>
Citrus Heights	\$4,444,013,638	\$4,945,741,088	11.3%	4.50%
Elk Grove	\$9,799,487,822	\$12,375,305,882	26.3%	11.30%
Folsom	\$7,082,934,415	\$8,050,949,529	13.7%	7.40%
Galt	\$1,105,082,687	\$1,318,331,224	19.3%	1.20%
Isleton	\$32,888,165	\$43,587,281	32.5%	0.04%
Rancho Cordova	\$4,035,249,037	\$4,602,098,744	14.0%	4.20%
Sacramento	\$26,366,675,423	\$30,456,677,245	15.5%	27.90%
Unincorporated Area	<u>\$42,436,428,923</u>	<u>\$47,535,534,000</u>	12.0%	<u>43.50%</u>
Total Value	\$95,302,760,110	\$109,328,224,993	14.7%	100.00%

**SACRAMENTO COUNTY GEOGRAPHICAL AND ASSESSMENT DATA
GEOGRAPHICAL DATA - POPULATION* AND SIZE**

<u>Jurisdiction</u>	<u>Population</u>	<u>Size</u>
Citrus Heights	87,549	14.2 sq miles
Elk Grove	121,609	38.6 sq miles
Folsom	68,033	24.2 sq miles
Galt	22,955	3.0 sq miles
Isleton	820	.5 sq miles
Rancho Cordova	55,145	33.6 sq miles
Sacramento (City)	452,959	96.3 sq miles
Unincorporated Area	<u>560,785</u>	<u>813.3 sq miles</u>
Total Size	1,369,855	990.0 sq miles

*State Department of Finance

PROPOSITION 13

Proposition 13 was passed by the California voters on June 6, 1978, amending the California Constitution to limit the assessment and taxation of property in California. Real property is assessed at its 1975-76 base year level and cannot be increased by more than 2 percent annually until there is a change in ownership or new construction. Real property is then reassessed at its current fair market value at the time a change in ownership occurs, establishing a new base year. Similarly, the market value of any new construction is also added to the assessment as of its completion date, creating a new base year for the construction and a new total value.

Proposition 13 also limits the amount of taxes that can be charged to an owner of locally assessed property to 1 percent of the property's taxable value, plus any voter approved bonded indebtedness, service fees, improvement bonds and special assessments.

Proposition 13 Base Year Distribution				
Secured Roll				
Base Year	Parcels	Percent of Total Parcels	Assessed Value	Percent of Total Assessment
1975	51,715	12.1%	\$ 4,739,157,751	4.60%
1976	3,982	0.9%	380,399,723	0.37%
1977	5,015	1.2%	530,774,844	0.52%
1978	6,252	1.5%	763,706,109	0.74%
1979	6,117	1.4%	945,487,488	0.92%
1980	5,530	1.3%	883,630,856	0.86%
1981	3,997	0.9%	645,295,942	0.63%
1982	3,570	0.8%	671,551,780	0.65%
1983	3,076	0.7%	878,676,906	0.85%
1984	6,562	1.5%	1,271,862,390	1.24%
1985	5,153	1.2%	1,034,065,605	1.00%
1986	6,445	1.5%	1,270,374,840	1.23%
1987	8,607	2.0%	1,632,595,602	1.59%
1988	7,473	1.8%	1,560,883,716	1.52%
1989	8,915	2.1%	1,952,993,132	1.90%
1990	10,673	2.5%	2,551,368,142	2.48%
1991	8,080	1.9%	2,041,575,845	1.98%
1992	6,754	1.6%	1,936,528,218	1.88%
1993	7,324	1.7%	1,836,356,117	1.78%
1994	9,258	2.2%	2,320,943,659	2.25%
1995	8,307	2.0%	1,971,033,552	1.91%
1996	9,529	2.2%	2,100,311,793	2.04%
1997	10,789	2.5%	2,605,900,845	2.53%
1998	13,028	3.1%	3,422,106,694	3.32%
1999	18,176	4.3%	4,678,845,574	4.54%
2000	19,888	4.7%	5,164,867,561	5.02%
2001	24,064	5.7%	6,834,940,828	6.64%
2002	29,878	7.0%	8,434,470,173	8.19%
2003	38,376	9.0%	11,466,035,244	11.14%
2004	47,363	11.1%	15,785,252,339	15.33%
2005	<u>31,943</u>	<u>7.5%</u>	<u>10,642,286,040</u>	<u>10.34%</u>
Total	425,839	100.0%	\$ 102,954,279,308	100.00%

REAL PROPERTY

Property tax is one of the principal sources of revenue for local governments and school districts. Under State Law, real property is reassessed only upon a change in ownership or for new construction and can be temporarily reassessed for a decline in value (Proposition 8). Except for these instances, property assessments cannot be increased by more than 2% annually.

Real Property 2005-2006 Assessment Analysis					
<u>Property Type</u>	<u>Gross Value</u>	<u>Value Percentage</u>	<u>Parcel Count</u>	<u>Assessment Percentage</u>	<u>Average Per Assessment</u>
Residential Single Family	\$66,872,007,256	64.95%	356,472	81.27%	\$ 187,594
Commercial Improved	16,529,803,633	16.06%	12,328	2.81%	1,340,834
Multi-Family Residential	9,206,182,656	8.94%	19,986	4.56%	460,632
Industrial Improved	4,023,585,258	3.91%	4,293	0.98%	937,243
Rural / Agricultural	2,432,399,285	2.36%	8,307	1.89%	292,813
Vacant Land	1,356,348,283	1.32%	13,043	2.97%	103,991
Other	831,675,409	0.81%	13,360	3.05%	62,251
Commercial Vacant Land	725,726,007	0.70%	2,108	0.48%	344,272
Industrial Vacant Land	403,327,750	0.39%	1,441	0.33%	279,894
Manufactured Homes	321,738,397	0.31%	7,146	1.63%	45,024
Oil, Gas, & Mineral	<u>251,485,374</u>	<u>0.24%</u>	<u>164</u>	<u>0.04%</u>	1,533,447
Total	\$102,954,279,308	100.00%	438,648	100.00%	

SUPPLEMENTAL ASSESSMENTS

Supplemental assessments result in tax bills that are *"in addition to"* (that is, supplemental to) the annual property tax bill sent to each property owner in October. Changes in ownership or completed new construction that trigger supplemental assessments are referred to as a "supplemental" events.

CITIES AND UNINCORPORATED AREAS

RESIDENTIAL AND VACANT LAND PARCELS

<u>Jurisdiction</u>	<u>Single Family WITH HEX*</u>	<u>Single Family WITHOUT HEX*</u>	<u>Multi-Family Residential</u>	<u>Vacant Land</u>
Citrus Heights	15,260	7,128	1,406	465
Elk Grove	26,974	15,152	289	2,751
Folsom	13,239	5,206	262	1,933
Galt	4,007	2,000	189	427
Isleton	111	93	19	87
Rancho Cordova	8,078	5,049	927	2,726
Sacramento	69,897	44,071	8,097	6,323
Unincorporated Areas	<u>100,241</u>	<u>45,867</u>	<u>7,089</u>	<u>7,492</u>
Total	237,807	124,566	18,278	22,204

* Homeowner's Exemption (HEX)

BUSINESS PERSONAL PROPERTY

Unlike real property, business personal property, boats and airplanes are appraised annually at current market value. The tax rate is the same as that of the real property at the same location. Business inventory and licensed vehicles are exempt from taxation. All businesses must file a property statement annually that lists the costs of supplies, equipment, and fixtures at each business location as of the lien date, January 1.

Business Personal Property 2005-2006 Assessment Analysis		
<u>Roll Values</u>	<u>Gross Value</u>	<u>Value Percentage</u>
<u>Unsecured</u>		
Aircraft	\$ 201,871,461	3.2%
Boats/Vessels	210,107,110	3.3%
Personal Property & Fixtures	3,513,260,753	55.1%
Land	234,627,811	3.7%
Improvements on Leased Land	<u>319,408,681</u>	5.0%
Total Unsecured Values	\$ 4,479,275,816	
<u>Secured</u>		
Personal Property	910,758,349	14.3%
Fixtures	<u>983,911,520</u>	15.4%
Total Secured Values	\$ 1,894,669,869	
Total Business Personal Property	\$ 6,373,945,685	100%

EXEMPTIONS

The Homeowners' Exemption is the exemption with which most taxpayers are familiar. To be eligible, homeowners must own and occupy a dwelling as their principal place of residence on January 1. However, there are many other exemptions available to taxpayers: qualifying non-profit organizations, religious institutions, schools and libraries are just a few examples. In addition, there is an exemption for 100% service connected disabled veterans. Exemptions are not automatic. A claim form must be filed with and approved by the Assessor's Office.

CHANGE IN OWNERSHIP EXCLUSIONS

The Assessor is required to assess property at its current market value when a *change in ownership* occurs, which usually results in an increase in property taxes. There are, however, some changes in ownership that are specifically excluded from reassessment such as:

Transfers Between Husband & Wife:

Transfers of property between husband and wife do not result in a reassessment. This includes transfers due to divorce in connection with a property settlement, or the death of a spouse. Documentation may be required.

Parent-Child/Grandparent-Grandchild Transfers:

In some cases, transfer of property between parent and child, or from grandparent to grandchild will not cause a reassessment. A principal residence and other property up to \$1,000,000 in assessed value may transfer without reappraisal, if the transfer qualifies. It is necessary to file a claim with the Assessor's Office for approval to qualify for an exclusion from reassessment.

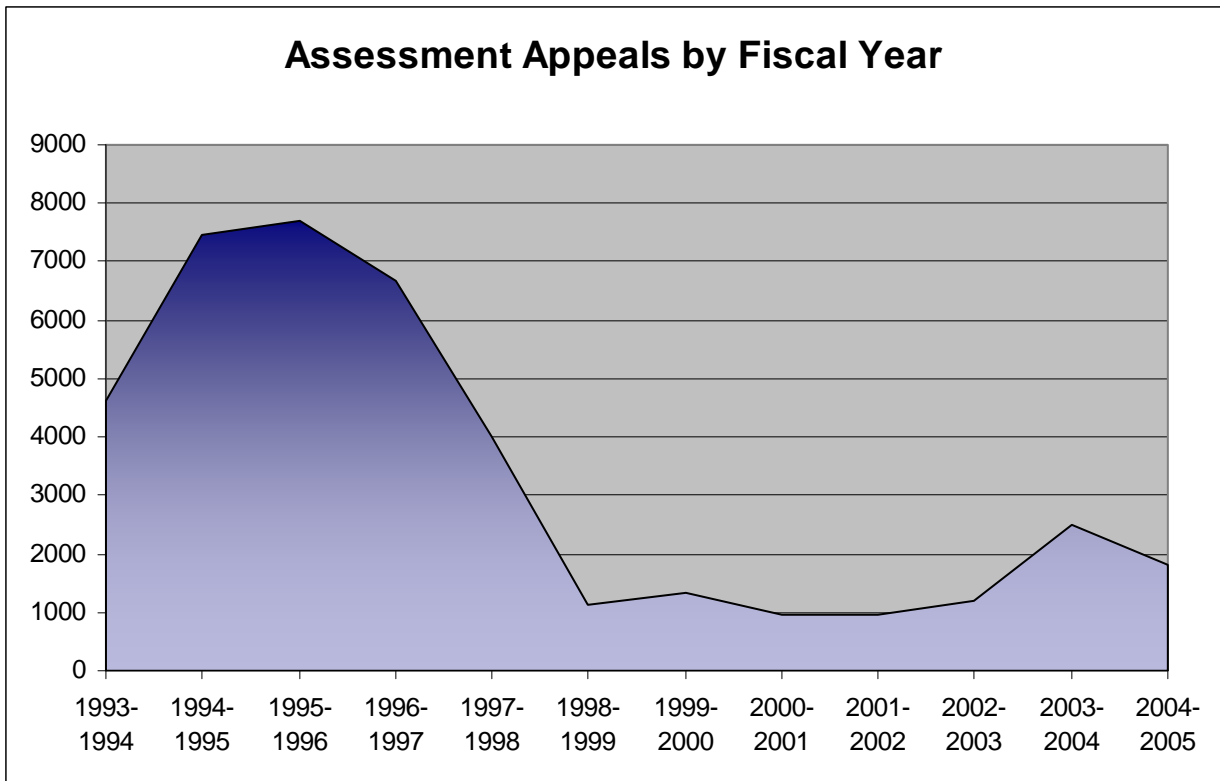
Senior Citizens/Disabled Persons Transfers:

Homeowners who are at least 55 years old, or are severely and permanently disabled, may be able to transfer their lower Prop 13 assessed values from their current home to a replacement home when they move. The value of the new home must be equal to or lesser than the value of the home being sold. It is necessary to file a claim with the Assessor's Office for approval to qualify for an exclusion from reassessment.

ASSESSMENT APPEALS

Taxpayers have the right to appeal their property's valuation. There are independent Assessment Appeals Boards that handle differences in opinion of value between taxpayer and assessor. Each is composed of three private citizens appointed by the county Board of Supervisors. They consider all evidence presented by the property owner and the Assessor's Office at formal hearings. The Appeals Board then rules on the value of the property in question.

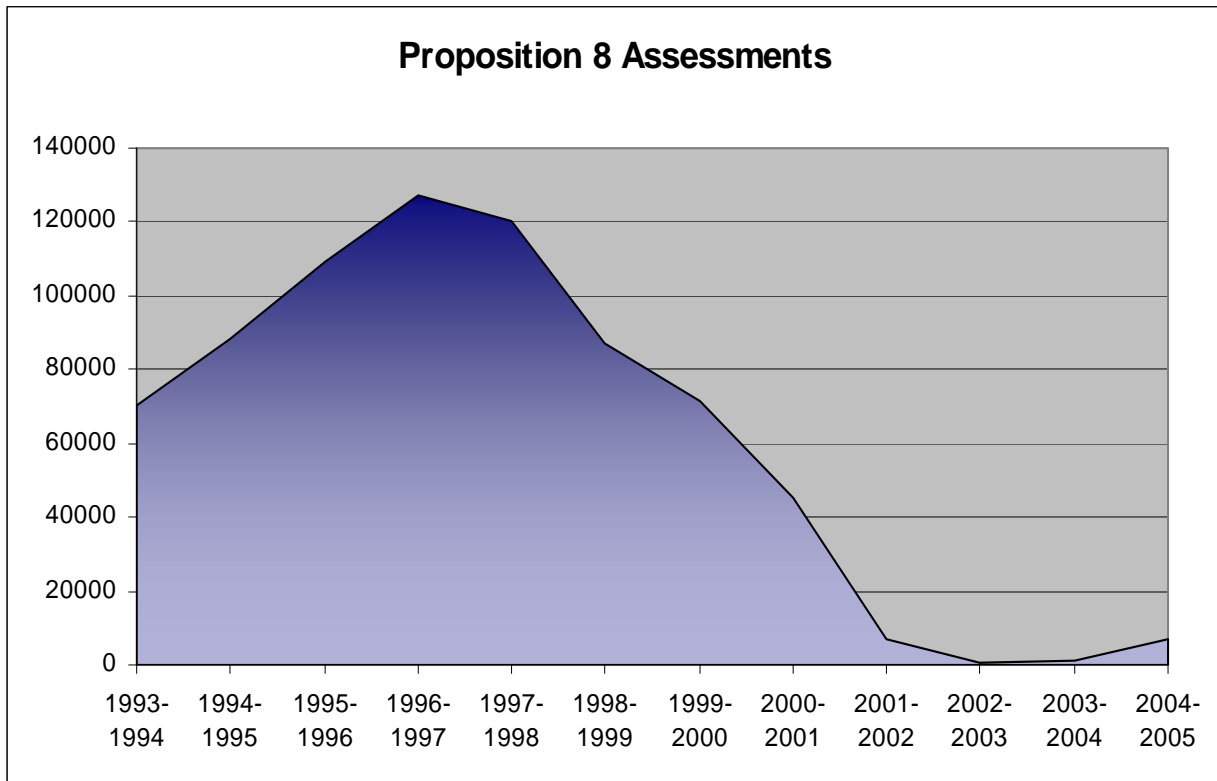
Assessment Appeal by Fiscal Year			
<u>Year</u>	<u>Appeals Filed</u>	<u>Total Assessments</u>	<u>Percent of Total</u>
2004-2005	1,823	487,817	0.4%
2003-2004	2,502	481,968	0.5%
2002-2003	1,187	483,748	0.2%
2001-2002	944	486,916	0.2%
2000-2001	965	472,592	0.1%
1999-2000	1,345	470,928	0.3%
1998-1999	1,122	460,732	0.2%
1997-1998	4,008	464,693	0.9%
1996-1997	6,676	456,613	1.5%
1995-1996	7,707	445,404	1.7%
1994-1995	7,464	446,320	1.7%



PROPOSITION 8 DECLINES IN VALUE

Proposition 8, enacted in 1978, requires the Assessor to annually enroll either a property's Proposition 13 value (factored for inflation no more than 2% annually) or its current market value as of January 1 (lien date) of each year, whichever is less. When the current market value replaces the higher Proposition 13 value on the roll, that lower value is commonly referred to as a "Prop. 8 Value."

Proposition 8 Assessments			
<u>Year</u>	<u>Number Prop 8s</u>	<u>Total Assessments</u>	<u>Percent of Total</u>
2004-2005	7,018	487,817	1.4%
2003-2004	1,350	481,968	0.3%
2002-2003	565	483,748	0.1%
2001-2002	7,053	486,916	1.4%
2000-2001	45,446	472,592	9.6%
1999-2000	71,633	470,928	15.2%
1998-1999	86,989	460,732	18.9%
1997-1998	120,515	464,693	25.9%
1996-1997	127,076	456,613	27.8%
1995-1996	109,077	445,404	24.5%
1994-1995	88,279	446,320	19.8%



Contact List

www.assessor.saccounty.net

Assessor	(916) 875-0700
Administration/Personnel	(916) 875-0760
Real Property	(916) 875-0700
Business/Personal Property	(916) 875-0730
Homeowners' Exemptions	(916) 875-0710
Institutional Exemptions	(916) 875-0720
Leasing	(916) 875-0745
Mapping	(916) 876-6745
Marine/Aircraft	(916) 875-0740
Property Transfer	(916) 875-0750

Other Property Tax Related Departments

Recorder (Documents) (916) 874-6334
www.CCR.Saccounty.net

Auditor (Tax Rates) (916) 874-7422
www.finance.saccounty.net/Auditor

Tax Collector
(Tax bills & refunds) (916) 874-6672
www.finance.saccounty.net/Tax

Clerk, Board of Supervisors
(Assessment Appeals) (916) 874-5411
www.sccob.saccounty.net

Directions

The **County Assessor's Office** is located at 3701 Power Inn Road, Suite 3000, Sacramento, CA 95826.

Parking is available at the main entrance of the building.

Hwy 50 West from Placerville

Take the Howe Ave/Power Inn exit, turn left over the freeway. Proceed on Howe Avenue which turns into Power Inn for 2 miles to 3701 Power Inn. Park in Visitor Parking in front of building.

Hwy 50 East from downtown Sacramento

Take the Howe Ave/Power Inn exit and turn right off freeway. Proceed on Howe Avenue which turns into Power Inn for 2 miles to 3701 Power Inn. Park in Visitor Parking a front of building.

Taking Sacramento Light Rail

Take appropriate train to the Granite Park station and walk south on Power Inn or take the Granite Park bus shuttle to 3701 Power Inn.



Property Assessment Calendar

www.assessor.saccounty.net

January 1	Lien Date for assessment roll year. This is the time when taxes for the next fiscal year become a lien on the property.
February 15	Deadline to file all exemption claims.
April 1	Due date for filing statements for business personal property, aircraft and boats. Business property owners must file a property statement each year detailing the cost of all supplies, machinery, equipment, leasehold improvements, fixtures and land owned at each location within Sacramento County.
April 10	Last day to pay second installment of secured property taxes without penalty. This tax is based on property values determined for the January lien date 15 months earlier.
May 7	Last day to file a business personal property statement without incurring a 10% penalty.
July 1	Close of assessment roll and the start of the new assessment roll year. The assessment roll is the official list of all taxable property within the County.
July 2	First day to file assessment appeal applications with the Clerk of the Board of Supervisors.
August 31	Regular roll unsecured taxes due. Last day to pay taxes on the unsecured roll without penalty.
November 30	Last day to file an assessment appeal application for reduced assessment with the Clerk of the Board of Supervisors.
December 10	Last day to pay first installment of secured property taxes without penalty.
January 1	Lien Date for next assessment roll year.

If date falls on Saturday, Sunday or legal holiday, mail postmarked on the next business day shall be deemed on time.

Special Thanks

The support and cooperation we receive from the following agencies and departments ensure the success of the Sacramento County Assessor's Office. Their contributions are truly appreciated.

Sacramento County Board of Supervisors

Roger Dickinson, District 1

Illa Collin, District 2

Susan Peters, District 3

Roberta MacGlashan, District 4

Don Nottoli, District 5

County Executive

Terry Schutten

County Office of Communication and Information Technology

County Clerk-Recorder

County Auditor-Controller

County GIS Department

County Counsel

County Treasurer-Tax Collector

County Clerk, Board of Supervisors

California State Board of Equalization

California State Department of Finance

Office of the Assessor
County of Sacramento
Kenneth D. Stieger, Assessor
3701 Power Inn Road, Suite 3000
Sacramento, CA 95826

Sacramento County
Board of Supervisors
Roger Dickinson, District 1
Illa Collin, District 2
Susan Peters, District 3
Roberta MacGlashan, District 4
Don Nottoli, District 5

County Executive
Terry Schutten

RETURN SERVICE REQUESTED