



YUBA CITY

2013/14 PROPERTY TAX SUMMARY



The City of Yuba City experienced a net taxable value increase of 0.8% for the 2013/14 tax roll, which mirrored the increase experienced countywide at 0.8%. The assessed value increase between 2012/13 and 2013/14 was \$32.6 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$33.0 million, which was significantly offset by reductions caused by properties with declining values.

In addition to the normal 2% Proposition 13 increase, growth was largely driven by the partial reversal of residential reductions made pursuant to Proposition 8. A total of 5,226 residential parcels were increased by a total of \$55 million on the 2013-14 tax roll. An additional 6,963 parcels remain under Proposition 8 status, with a total potential recapture of assessed value of \$587 million.

Growth was offset by two major appeals. One was for the Yuba City Mall, owned by Steadfast Yuba City. Their total value fell by over \$11 million, which affected the Successor Agency. The shopping center parcels that are next to Home Depot, which are owned by Mira Vista, also fell in value by \$5.9 million due to an appeal.

Unsecured value fell by \$23 million. The largest drop was for the co-generation plant owned by Greenleaf Unit Two Associates, which went down by \$8.8 million. This affected the Successor Agency values. An additional energy plant owned by Yuba City Company also went down by a total of \$6.6 million.

The housing market has continued to improve in 2013 as home buying increased due to continued low interest rates and affordable prices. Foreclosure levels are back to historical norms. Median prices and numbers of sale transactions are up statewide. The median sale price of a single family home in Yuba City from January through September 2013 was \$175,000. This represents a \$25,000 (16.7%) increase in median sale price from 2012.

Year	SFR Sales	Median Price	% Change
2007	556	\$269,500	
2008	818	\$200,000	-25.79%
2009	837	\$167,000	-16.50%
2010	794	\$165,000	-1.20%
2011	763	\$150,000	-9.09%
2012	862	\$150,000	0.00%
2013	629	\$175,000	16.67%

2013/14 Tax Shift Summary

ERAF I & II	\$-1,565,793
VLFAA (est.)	\$4,144,056
Triple Flip	\$2,786,912
Triple Flip True up	\$112,433

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. SUNSWEET GROWERS INC	\$79,914,894	1.89%	Industrial
2. WALMART STORES INC/SAM'S WEST	\$43,066,942	1.02%	Commercial
3. MIRAVISTA LLC ETAL	\$33,600,000	0.79%	Commercial
4. YUBA CITY COMPANY -GENERATION LIMITED PT	\$33,352,535	0.79%	Unsecured
5. TWIN CITIES HOSPITAL PROPERTIES LP	\$31,535,542	0.74%	Commercial
6. STEADFAST YUBA CITY I LLC ETAL	\$26,949,368	0.64%	Commercial
7. GREENLEAF UNIT TWO ASSOCIATES	\$25,364,970	0.60%	Unsecured
8. COMCAST	\$25,096,414	0.59%	Unsecured
9. KATS RIVER OAKS	\$19,229,100	0.45%	Residential
10. BUTTE HOUSE BELAIR INVESTMENT -II LP	\$19,141,401	0.45%	Commercial
Top Ten Total	\$337,251,166	7.96%	

Real Estate Trends

Home Sales

Home sales began to rebound in many parts of the State as continued low interest rates are spurring on the market. Mid and high end sales are up and prices are rebounding quickly due to low inventories. The reported median price of an existing, single family detached home in California during July 2013 was \$363,000. This was a 29.2 percent increase from \$281,000 in July 2012.

All Homes	Units Sold July-2012	Units Sold July-2013	% Change	Median Price July-2012	Median Price July-2013	% Change
Butte County	257	173	-32.68%	\$164,000	\$198,750	21.19%
El Dorado County	285	336	17.89%	\$275,000	\$340,000	23.64%
Merced County	228	133	-41.67%	\$120,000	\$167,000	39.17%
Nevada County	179	211	17.88%	\$275,000	\$311,250	13.18%
Placer County	695	816	17.41%	\$292,000	\$362,000	23.97%
Sacramento County	2,122	2,168	2.17%	\$165,000	\$239,000	44.85%
Stanislaus County	635	598	-5.83%	\$138,750	\$180,000	29.73%
Sutter County	90	94	4.44%	\$148,500	\$187,000	25.93%
Yolo County	216	226	4.63%	\$260,000	\$321,500	23.65%
Yuba County	88	101	14.77%	\$129,750	\$173,000	33.33%

Recapturing SFR Proposition 8 Reductions

In 1978 California voters approved Proposition 8 that (among other things) allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be recaptured as the real estate market improves. Now, after five years of declining real estate values, county assessors are beginning to restore values. The graph below reflects the percentage of assessed value restored in 2013-14 for residential properties that have not changed ownership. Assessors will not restore values to their trended Proposition 13 values until the strength of the market recovery is proven. We are anticipating continued recovery of Proposition 8 reductions for 2014-15.

Estimated SFR Prop 8 Recaptures between 2012-13 and 2013-14

