



YUBA CITY

2014/15 PROPERTY TAX SUMMARY



The City of Yuba City experienced a net taxable value increase of 5.4% for the 2014/15 tax roll, which was slightly more than the increase experienced countywide at 4.4%. The assessed value increase between 2013/14 and 2014/15 was \$230 million. The change attributed to the 0.454% Proposition 13 inflation adjustment was \$9.5 million, which accounted for 4.1% of all growth experienced in the city.

Growth was largely driven by the partial reversal of residential reductions made pursuant to Proposition 8. A total of 6,866 residential parcels were increased by a total of \$175.5 million on the 2014-15 tax roll. An additional 4,976 parcels remain under Proposition 8 status, with a total potential recapture of assessed value of \$351 million.

Commercial values were flat, with a change of less than -1%. The largest reduction was for Rideout Memorial Hospital, which was completely tax exempt in 2014-15 in the amount of \$2.3 million. Industrial values were down slightly, by \$1.3 million. Comcast's secured values dropped by \$1.4 million and accounted for the major portion of the drop, but its unsecured values went up and accounted for a portion of the increase on the unsecured roll. Holt of California additionally contributed to the increase in unsecured values, adding \$5 million.

The housing market has continued to improve in 2014 although the pace of the improvement has slowed due to increase of interest rates and tight inventories. In most areas, foreclosure levels are back at historical norms as seen in 2006, before the real estate recession. Median sale prices for real estate have continued to increase steadily, but at a slower pace than seen in 2013. The numbers of sale transactions have declined relative to 2013 statewide. The median sale price of a single family home in Yuba City from January through August 2014 was \$205,000. This represents a \$25,000 (13.9%) increase in median sale price from 2013.

Year	SFR Sales	Median Price	% Change
2008	817	\$200,000	
2009	841	\$167,000	-16.50%
2010	820	\$165,000	-1.20%
2011	765	\$150,000	-9.09%
2012	877	\$149,500	-0.33%
2013	806	\$180,000	20.40%
2014	461	\$205,000	13.89%

2014/15 Tax Shift Summary

ERAF I & II	\$-1,651,891
VLFAA (est.)	\$4,354,542
Triple Flip	\$2,786,876
Triple Flip True up	\$-21,570

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. SUNSWEET GROWERS INC	\$79,047,032	1.77%	Industrial
2. WALMART STORES INC/SAM'S WEST	\$42,549,104	0.95%	Commercial
3. MIRAVISTA LLC ETAL	\$33,600,000	0.75%	Commercial
4. SUTTER MEDICAL FOUNDATION	\$31,678,782	0.71%	Commercial
5. YUBA CITY COMPANY -GENERATION LIMITED PT	\$30,270,000	0.68%	Unsecured
6. CSFB 2005 C1 COLUSA RETAIL LP	\$26,944,352	0.60%	Commercial
7. COMCAST	\$26,366,654	0.59%	Unsecured
8. GREENLEAF UNIT TWO ASSOCIATES	\$24,366,818	0.55%	Unsecured
9. FEATHER RIVER ENERGY CENTER LLC	\$19,799,140	0.44%	Unsecured
10. KATS RIVER OAKS	\$19,316,462	0.43%	Residential
Top Ten Total	\$333,938,344	7.48%	

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than the prior year due to inventory, interest rate and affordability constraints. The reported median price of an existing, single family detached home in California during July 2014 was \$393,000. This was a 11.6 percent increase from \$352,000 in June 2013.

All Homes	Units Sold June-2013	Units Sold June-2014	% Change	Median Price June-2013	Median Price June-2014	% Change
Butte County	256	254	-0.78%	\$221,000	\$230,000	4.07%
El Dorado County	295	290	-1.69%	\$338,500	\$355,000	4.87%
Merced County	214	273	27.57%	\$147,500	\$178,250	20.85%
Nevada County	207	180	-13.04%	\$290,000	\$335,000	15.52%
Placer County	816	714	-12.50%	\$363,750	\$385,000	5.84%
Sacramento County	2,149	1,930	-10.19%	\$230,000	\$260,000	13.04%
Stanislaus County	591	580	-1.86%	\$175,000	\$225,000	28.57%
Sutter County	105	106	0.95%	\$181,000	\$199,750	10.36%
Yolo County	247	203	-17.81%	\$300,000	\$373,000	24.33%
Yuba County	90	101	12.22%	\$178,000	\$197,500	10.96%

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. In Yuba City 1,704 out of 6,866 properties awaiting recapturing in 2013-14 have been fully reinstated.

Estimated SFR Prop 8 Recaptures between 2013-14 and 2014-15

