



SHASTA COUNTY

OFFICE OF THE ASSESSOR-RECORDER

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MESSAGE FROM THE ASSESSOR-RECORDER

The attached report contains a detailed analysis of all taxable property values in Shasta County as of the Lien Date, January 1, 2016, including exemptions granted by this office pursuant to California State Law. This report does not include the taxable value of properties assessed by the California State Board of Equalization.

	<u>TOTAL TAXABLE VALUE</u>	<u>EXEMPTIONS</u>	<u>NET TAXABLE VALUE</u>
2015-2016	\$16,355,345,588	(\$1,054,036,958)	\$15,301,308,630
2016-2017	\$17,175,134,938	(\$1,072,230,949)	\$16,102,903,989
DOLLAR CHANGE	\$819,789,350	(\$18,193,991)	\$801,595,359
PERCENT CHANGE	5.01%	1.73%	5.24%

At a basic tax rate of 1%, over **\$171 million in revenue** will be generated for schools and local government from this year's assessment roll. Although we are seeing increases in the number of sales and the purchase price associated with those transfers, the real estate market is still below its peak levels. A proactive approach continues to be taken to initiate Section 51 (Prop 8) reviews in order to appropriately value properties and provide an accurate tax roll. As a result, 18,030 property owners were notified that their taxable value has been enrolled at a reduced current market value. These reductions were based on a comparison of the current market value of their property as of January 1, 2016, to the factored base year value (Prop 13 value) of their property in accordance with State law.

This report also contains Recorder statistics that are kept on a calendar year basis. For 2015 the number of recorded deeds increased 4.7% from calendar year 2014 while the total number of recorded documents increased 10.9%. The Recorder also collected documentary transfer tax for 2015 of over \$1.1 million dollars of which \$736,902 went to the County of Shasta, \$328,264 went to the City of Redding, \$21,138 went to the City of Anderson, and \$22,572 went to the City of Shasta Lake. Total documentary transfer tax increased 19% over the prior year.

Keeping up with Shasta County's changing market, has been an ongoing challenge for my staff. It is through the hard work, dedication and professionalism of the employees in the Assessor-Recorder's Office that this year's work was finished on time and under budget. I want to thank them for their exceptional effort and dedicated public service.

Thank you for the privilege of serving as your Assessor-Recorder.

Leslie Morgan, Assessor-Recorder