



DIXON

2016/17 PROPERTY TAX SUMMARY



The City of Dixon experienced a net taxable value increase of 5.1% for the 2016/17 tax roll, which was slightly less than the increase experienced countywide at 5.9%. The assessed value increase between 2015/16 and 2016/17 was \$92.5 million. The change attributed to the 1.525% Proposition 13 inflation adjustment was \$19.1 million, which accounted for 21% of all growth experienced in the city.

The largest assessed value increase was reported on a government use owned by the California Water Service Company at 155 Porter Road with a positive value change of \$3.4 million. The increase was related to fixture values on this site which is where a water tower owned by CWSC is located. Industrial property owned by Dixon Vaughn Holdings LLC at 2299 Kids Way added improvement values for the second year in a row after this site was purchased in 2014. The increase in value between tax years was \$3.1 million. Two additional vacant parcels owned by the same owner posted declines of \$2.1 million between tax years as the values in the properties involved in the multi-parcel transaction are being apportioned among the parcels. The sale price paid in the transaction was \$26.7 million.

The largest value decline was posted on vacant property owned by Dixon West LLC off of I-80 at Dorset Court northwest of N 1st Street. This is the site of the County Inn & Suites that was purchased in 2015 for less than the enrolled value for that year for a decline of \$3 million which is a reduction of 54%. This hotel was opened in March 2015 and should see values added to the City in the next tax year.

The housing market continues to improve with sales of homes increasing year over year in most areas of the State. In some areas, the current median has surpassed the median at the height of the real estate bubble. Sale volume is down slightly throughout the state when compared to 2015. The majority of sales now seem to be primarily non-distressed properties where the buyer plans to live in the home. This is a departure from the large number of short sales and investor buying experienced over the past several years. The median sale price of a single family home in Dixon from January through August 2016 was \$365,000. This represents a \$25,000 (7.4%) increase in median sale price from 2015.

Year	SFR Sales	Median Price	% Change
2010	231	\$235,000	
2011	266	\$215,000	-8.51%
2012	238	\$210,000	-2.33%
2013	196	\$277,000	31.90%
2014	225	\$320,000	15.52%
2015	219	\$340,000	6.25%
2016	169	\$365,000	7.35%

2016/17 Tax Shift Summary

ERAF I & II	\$-1,124,215
VLFAA (est.)	\$1,443,852

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. NOT AVAILABLE	\$87,087,701	4.53%	Industrial
2. BASALITE CONCRETE PRODUCTS LLC	\$31,018,170	1.61%	Industrial
3. DIXON VAUGHN HOLDINGS LLC	\$27,157,936	1.41%	Industrial
4. CARDINAL HEALTH INC	\$24,368,598	1.27%	Industrial
5. WALMART REAL ESTATE BUSINESS TRUST	\$22,485,223	1.17%	Commercial
6. CALIFORNIA WATER SERVICE COMPANY	\$17,791,763	0.93%	Govt. Owned
7. INSULFOAM LLC	\$13,574,755	0.71%	Industrial
8. GYMBOREE RETAIL STORES INC	\$11,442,342	0.60%	Unsecured
9. MEADOWWOOD APARTMENTS LLC	\$10,610,248	0.55%	Residential
10. ROBERT A ROBBERN TRUST	\$10,446,910	0.54%	Residential
Top Ten Total	\$255,983,646	13.32%	

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than last year. This is mainly due to inventory and affordability constraints. The reported median price of an existing, single family detached home in California during June 2016 was \$519,440. This was a 5.5 percent increase from \$492,320 in June 2015.

All Homes	Units Sold June-2015	Units Sold June-2016	% Change	Median Price June-2015	Median Price June-2016	% Change
Alameda County	1,925	1,737	-9.77%	\$655,000	\$705,000	7.63%
Contra Costa County	1,934	1,816	-6.10%	\$500,000	\$541,000	8.20%
Marin County	386	360	-6.74%	\$930,000	\$960,000	3.23%
Napa County	142	165	16.20%	\$540,000	\$535,000	-0.93%
San Francisco County	561	574	2.32%	\$1,140,000	\$1,170,000	2.63%
San Mateo County	740	712	-3.78%	\$945,000	\$1,070,000	13.23%
Santa Clara County	2,129	1,975	-7.23%	\$823,000	\$860,000	4.50%
Solano County	748	733	-2.01%	\$349,000	\$375,000	7.45%
Sonoma County	717	607	-15.34%	\$485,000	\$529,250	9.12%

Pool of Prop 8 Reduced Property Values Restored Through 2015-16

In 1978 California voters approved Proposition 8 that 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 restored as the real estate market improves. Now after five years of declining and three years of improved real estate values, county assessors have restored large numbers of those previously reduced home values. The graph below reflects the percentage of assessed values restored in the region as of the start of 2016-17 for residential properties that have not changed ownership from within this pool of reduced values. Assessors will not restore values to their trended Proposition 13 levels until the strength of the market recovery is proven within neighborhoods. We are seeing continued recovery of Proposition 8 reductions in 2016-17 as median prices in most counties continue to move upward. In several of the North Bay counties, the median sale prices currently exceed those experienced in the real estate bubble. As we begin the 2016-17 fiscal year 73.3% of properties in Dixon awaiting restoration of value during 2012-13 have been fully restored.

Estimated Percentage of Prop 8 Value Restored Since 2012-13

