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JOHN TUTEUR
ASSESSOR-RECORDER-COUNTY CLERK

NEWS RELEASE

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TOPIC: Assessment roll for 2015-2016 increases 6.39% from prior year as real estate market recovery gains strength

Thanks to the work of the dedicated staff of the Assessor Division and in spite of losing 1,900 staff hours because of the South Napa Earthquake, Napa County Assessor-Recorder-County Clerk John Tuteur presented a local assessment roll of \$32.710 billion for the 2015-2016 Fiscal Year to Auditor Controller Tracy Schulze based on the value of all local property as of January 1, 2015. The 6.39% increase in the total roll value equates to approximately \$2 billion in increased value from the previous year's roll value. "Napa County continues to have the second highest per capita assessed value for counties with a population greater than 20,000," Tuteur added.

Approximately \$400 million of this increase is related to the Proposition 13 inflationary adjustment on properties with no change of ownership; no new construction and not in a decline in value status. The increase for 2015-2016 was just less than the 2% maximum at 1.998% based on the prior year cost of living increase. Another approximately \$433 million represents continued upward adjustment of properties that were in a decline in value status. Out of 8,200 properties that had been in a decline in value status, 1,808 were returned to their factored base year value. "These upward adjustments were based on real estate market data showing that the recovery accelerated during calendar year 2014," Tuteur explained. \$1.2780 billion in assessed value still remains off the assessment roll because 6,195 properties remain in a decline in value status. The balance of the 6.39% increase recognizes changes of ownership of properties with older Proposition 13 base year values and new construction.

"For the seventh year in a row our certified appraisers reviewed every condo and single family residence on less than five acres throughout Napa County which meant that residential owners receive fair values that reflect market conditions as of January 1, 2015" Tuteur said. "We also reviewed commercial and industrial properties where owners supplied us with current income and expense information." Based on these reviews, values of approximately 4,246 properties

already in decline in value status were adjusted upward; 81 properties saw a further decline and the remaining 1,868 properties stayed at the same reduced level.

All of the municipalities showed an increase in their assessed value: American Canyon 7.75%; Calistoga 13.76%; the City of Napa 6.32%, Saint Helena 5.56% and Yountville 4.90%.

“Our assessor division reviewed more than 1,000 properties impacted by the August 24, 2014 South Napa Earthquake and issued 408 assessment roll corrections reducing values by \$32,239,176,” Tuteur added. Property owners have until August 23, 2015 to contact our office if they believe they are entitled to a calamity adjustment from the earthquake.

13,822 online value notices are now available to property owners in a decline in value status as well as for properties with business and farm equipment assessments; agricultural properties under California Land Conservation (Williamson Act) contracts and properties that had construction in progress between Jan. 1, 2014 and Dec. 31, 2014. Notices can be searched by either assessor parcel number or property address at <http://www.countyofnapa.org/assessorparceldata/>.

“I encourage property owners to compare their 2015-2016 value notices to their 2014-2015 property tax bills to understand the nature of the change,” Tuteur said, “For those who have questions about the value shown on their notice please call or e-mail the assessor division. Our staff is available to answer any questions at (707) 253-4459 or john.tuteur@countyofnapa.org”

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