NEWS RELEASE

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TOPIC: LOCAL ASSESSMENT ROLL HAS LARGEST ANNUAL INCREASE EVER

Thanks to the work of the dedicated staff of the Assessor Division, Napa County Assessor-Recorder-County Clerk John Tuteur presented a local assessment roll of $48.8 Billion for the 2022-2023 fiscal year to Auditor Controller Tracy Schulze based on the value of all local property as of January 1, 2022. The roll grew by $3.25 Billion (7.12%). “The assessment roll increase was the largest ever for Napa County and was equal to the assessed value of the entire county 40 years ago in 1983,” Tuteur commented. “Our local assessment roll is the fourth highest per capita assessed value of California’s 58 counties, just behind San Francisco, Marin and San Mateo and just ahead of Santa Clara.”

All of the municipalities showed an increase in their assessed value: American Canyon 7.54%, Calistoga 14.34%, the City of Napa 7.45%, Saint Helena 6.81% and Yountville 18.09%.

Approximately $ 800 million of the $3.25 billion increase (25%) comes from the Proposition 13 required 2% inflationary increase. The adjustment applies to those properties that did not change ownership, had no new construction and were not in a decline in value status. Non-residential new construction added $305.3 million (9%) which is close to the all-time record achieved in 2009. The balance of the 7.12% percent increase comes from changes of ownership of properties with older Proposition 13 base year values and residential new construction. “The strong real estate market was a major contributor to this record increase,” Tuteur added, “with record prices for residential, commercial, industrial and vineyard-winery properties.

1,454 properties have values lower than their Proposition 13 factored base year values - the lowest number since the Great Recession of 2007. A portion of this decline is related to the impact of the pandemic on certain hospitality and commercial (retail) properties. The Town of Yountville began to recover from the pandemic impact but still had an almost $16.5 Million decline in value.
“For the twelfth 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, 2022,” Tuteur said. “We also reviewed commercial and industrial properties whose owners supplied us with current income and expense information.”

Online value notices are now available to property owners in a decline in value status; 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, 2021 and Dec. 31, 2021. Notices can be searched by either assessor parcel number or property address at https://www.countyofnapa.org/150/Assessor-Parcel-Data

“I encourage property owners to compare their 2022-2023 value notices to their 2021-2022 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 for an informal review prior to November 15, 2022. Our staff is available to answer any questions at (707) 253-4459 or john.tuteur@countyofnapa.org”

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