



SONOMA COUNTY

Clerk-Recorder-Assessor

<http://sonomacounty.ca.gov/cra>

Assessor Division

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MEMORANDUM

DATE: August 20, 2019
TO: David Rabbitt, Chair, Sonoma County Board of Supervisors
FROM: Deva Marie Proto, Sonoma County Clerk-Recorder-Assessor
RE: Presentation of the 2019-2020 Assessment Roll

On behalf of the Assessor's Office, it's my honor to present to you the 2019-2020 property tax Assessment Roll. This is my 1st assessment roll as the Sonoma County Assessor. This year's percentage increase is 5.87%. This is the 7th consecutive year that Sonoma County has experienced positive roll growth. All categories of real estate increased over 5%, with the multi-family category leading the way at a 10% increase over last year's roll.

The 2019-2020 value of all locally assessed taxable property in Sonoma County is an all-time high total value of **\$94,206,358,719**, an increase of **\$5,225,713,698** above last year's local assessment roll. This is an increase in the roll of 5.87%, which is higher than anticipated. Contributing factors to this year's assessment roll increase are the following:

- A slowly diminishing number of property values that have been adjusted upward but are still below their factored Prop. 13 value.
- Increasing market values for properties that sold during calendar year 2018.
- A slight uptick in new construction – especially in the fire rebuild areas.
- The Consumer Price Index adjustment.

The 2019-2020 assessment roll includes a 1.02% Consumer Price Index increase, which was applied on a portion of the annual assessments. By law the consumer price index is applied to only those properties that were not in decline-in-value status, and did not experience a change of ownership, or were not newly constructed. (Prop. 13 factored Base Year Value)

All cities within Sonoma County experienced positive changes due to roll increases in each jurisdiction. Attached is a report for the cities and the unincorporated areas of the county. Here are a few of the notable highlights:

- For the second year in a row, Rohnert Park experienced the largest increase of 9.04%
- Unincorporated areas of Sonoma County experienced a substantial increase over last year's modest increase of 1.98% to this year's increase of 6.36%, resulting in an overall taxable value increase of \$2,290,314,530.

The following summary represents the secured and unsecured Sonoma County assessment roll for 2019-2020:

<u>2019-2020 Roll</u>	<u>Gross Roll</u>	<u>Exempt</u>	<u>Net Taxable</u>
Secured	\$94,552,586,551	\$3,374,087,530	\$91,178,499,021
Unsecured	\$3,176,374,544	\$148,514,846	\$3,027,859,698
Totals	\$97,728,961,095	\$3,522,602,376	\$94,206,358,719

These totals do not include the State assessed properties (unitary and utility roll) which will be \$1,053,361.588. The roll as presented reflects values as of the lien date, January 1, 2019. Assessed values for approximately 6,642 residential properties remain in Proposition 8 (decline in value) status. These properties are required to be reviewed annually, until the value returns to the Proposition 13 value factored. It should be noted that, if the market continues to recover, values will be correspondingly restored. Restorations of property values which have been lowered under Proposition 8 are not subject to the 2% maximum increase limitations imposed under Proposition 13, and as such are sometimes a cause of confusion for property owners.

Owners who disagree with new values may file an Application for Changed Assessment with the Assessment Appeals Board. The period to file an assessment appeal on the 2019-2020 annual assessed values runs from July 1, 2019 to December 2, 2019. As always, the Assessor's Division is committed to working with property owners to explain the process and to ensure that fair and equitable property values are enrolled.

I would like to recognize the staff of the Assessor's division. This team has persevered through a record year of work activity including numerous complex issues due to fire rebuilds and base year value transfers. Although a challenging and transitional year, staff has met challenges with an intense dedication, enabling the closing of this all-time high assessment roll.

Attachments

cc: Members, Sonoma County Board of Supervisors
Sheryl Bratton, Sonoma County Administrator
Bruce Goldstein, County Counsel
Erick Roeser, Sonoma County Auditor-Controller/Treasurer-Tax Collector
Brooke Koop, Tax Accounting Manager, Auditor's Office
Niki Berrocal, Deputy County Administrator, Budget Manager