



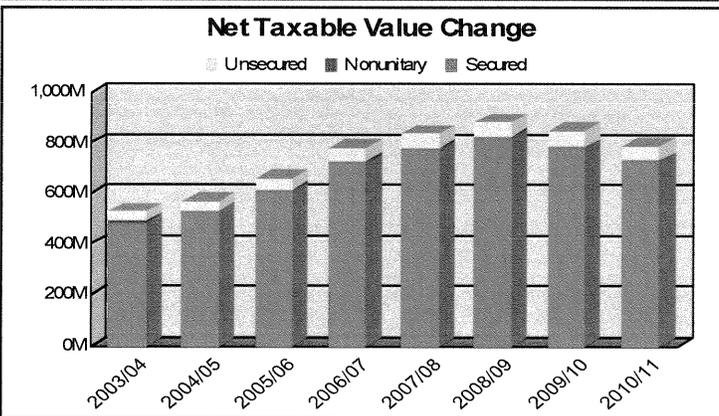
# THE CITY OF RED BLUFF

## 2010/11 PROPERTY TAX REVIEW

<u>Tax Year</u>	<u>Total Taxable Value</u>
2010/11	791,178,851
2009/10	849,871,249
	<b>-58,692,398 Total Value Change</b>
<u>Dollar Change</u>	<u>Change Event</u>
-1,803,960	Net Value Change of CPI Growth (-0.237%)
-60,182,930	Net Change of Parcels with Negative Growth
-7,539,181	Unsecured Roll Change
284,009	Transfer of Ownership Change
3,645,686	Non Residential New Construction
6,903,978	Other Net AV Change
<b>-58,692,398</b>	

<u>Year to Year Value Change by Use Category</u>		
<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>
Residential	-\$29,627,808	-6.23%
Commercial	-\$19,479,537	-8.31%
Industrial	-\$4,959,262	-13.20%
Dry Farm	-\$414	-0.24%
Govt. Owned	\$449,539	168.25%
Institutional	\$35,242	0.77%
Miscellaneous	-\$42,632	-2.03%
Recreational	-\$21,155	-0.30%
Vacant	-\$78,690	-0.47%
SBE Nonunitary	-\$52,843	-3.27%
Cross Reference	-\$129,084	-2.27%
Unsecured	-\$7,549,873	-11.77%

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	-7.20%	-9.22%
Countywide	-4.77%	-6.76%



**Notes:**

- 2,959 properties were impacted by the negative CPI and were reduced .237% between 2009-10 and 2010-11. This is 56.4% of the parcels in the City. 1,683 properties (32.1% of the city) received deeper reductions of an average of 15.5% per parcel due to continuing Prop 8 reviews and devalued sales transactions
- The median sales price of single family homes during the first 11 months of 2010 have continued tracking lower than what was posted last year. On average, when homes sell, they are selling for 25% less (\$31K less) than the homes that sold last year. \$124K in 2009 and \$93K in 2010)
- Successful commercial appeals have started to hit the rolls. The largest declines through appeal activity were posted by Walgreens, Marshall Belle Mill LLC (2 parcels), Southern Cascade Properties, and ALC Realty Sixteen.
- The CPI adjustment for the 2011-12 FY is .753.

<u>Top 10 Taxpayers Based on City Revenue 2010/11</u>		<u>Rank</u>	<u>Top 10 Taxpayers Based on City Revenue 2009/10</u>	
PJ HELICOPTERS INC	1		PJ HELICOPTERS INC	
HOME DEPOT USA INC	2		MARSHALL BELLE MILL LLC	
WALMART REALTY	3		HOME DEPOT USA	
HOUSING ALTERNATIVES	4		WALMART REALTY	
MARSHALL BELLE MILL LLC	5		HOUSING ALTERNATIVES	
DURANGO RV RESORTS RED BLUFF	6		RALEYS INC	
RALEY'S INC	7		PAWAN KUMAR	
CABERNET APARTMENTS	8		CABERNET APARTMENTS	
PAWAN KUMAR	9		DURANGO RV RESORTS RED BLUFF	
ASSISTED LIVING FACILITIES	10		SHASTA ENTERPRISES	