

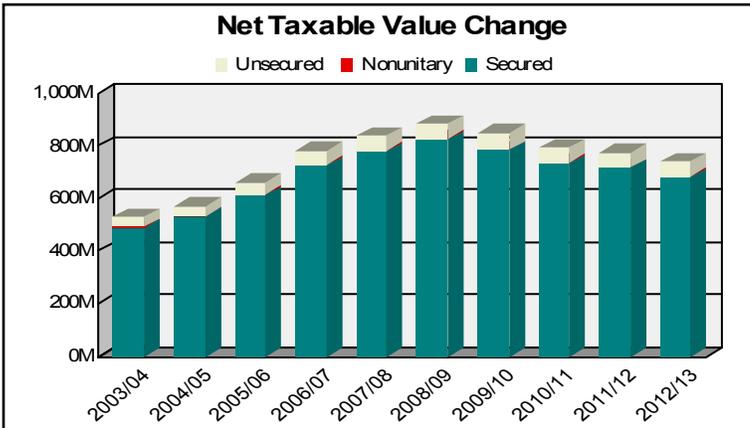
THE CITY OF RED BLUFF

2012/13 PROPERTY TAX REVIEW

<u>Tax Year</u>	<u>Total Taxable Value</u>
2012/13	738,959,035
2011/12	773,764,610
	-34,805,575 Total Value Change
	Dollar Change Change Event
	13,873,776 Net Value Change of CPI Growth (2.000%)
	-47,150,435 Net Change of Parcels with Negative Growth
	1,909,373 Unsecured Roll Change
	-3,319,764 Transfer of Ownership Change
	2,104,945 Non Residential New Construction
	-2,223,470 Other Net AV Change
	-34,805,575

<u>Year to Year Value Change by Use Category</u>		
<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>
Residential	-\$31,484,661	-7.20%
Commercial	-\$6,464,980	-3.16%
Industrial	-\$2,284,621	-8.16%
Dry Farm	\$12,395	2.00%
Govt. Owned	\$14,772	2.00%
Institutional	-\$106,005	-6.77%
Irrigated	\$3,477	2.00%
Miscellaneous	\$309,603	5.04%
Recreational	\$99,961	1.68%
Vacant	\$3,374,514	12.86%
SBE Nonunitary	\$0	0.00%
Cross Reference	-\$189,403	-3.42%
Unsecured	\$1,909,373	3.42%

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	-4.50%	4.87%
Countywide	-3.48%	3.07%



Notes:

- Residential uses declined 7.2% even with the CPI adjustment of 2%. The year to year decline in residential values was a reduction of \$38.4 million related primarily to continuing Prop 8 reductions and devalued sales.
- The commercial site owned by Redding Hotel LLC at 2800 Main Street (Holiday Inn Express/ARCO) added new improvement values for an increase of \$1 million.
- Commercial property at 2540 Sister Mary Columba Drive owned by Paskenta Band of Nomlaki Indians posted an increase of \$478,887 after the addition of personal property assets at this location which is a medical facility.
- Industrial property owned by Home Depot USA at 2650 Main Street was granted a reduction after filing for an appeal. This property was purchased and developed at the peak of the market in 2005 and has been granted a reduction of \$2.5 Million. This accounts for the industrial decline city-wide
- The CCPI for 2013-14 is tracking at 2%.

<u>Top 10 Taxpayers Based on City Revenue 2012/13</u>	<u>Rank</u>	<u>Top 10 Taxpayers Based on City Revenue 2011/12</u>
PJ HELICOPTERS INC	1	PJ HELICOPTERS INC
HELIBRO LLC	2	HOME DEPOT USA INC
WALMART REALTY COMPANY	3	WALMART REALTY COMPANY
HOME DEPOT USA INC	4	MARSHALL BELLE MILL LLC
MARSHALL BELLE MILL LLC	5	HELIBRO LLC
RALEYS	6	CABERNET APARTMENTS
TEHAMA MEDICAL ARTS LLC	7	RALEYS INC
CABERNET APARTMENTS	8	PAWAN KUMAR
ASSISTED LIVING FACILITIES	9	ASSISTED LIVING FACILITIES
PAWAN KUMAR	10	TEHAMA MEDICAL ARTS LLC