



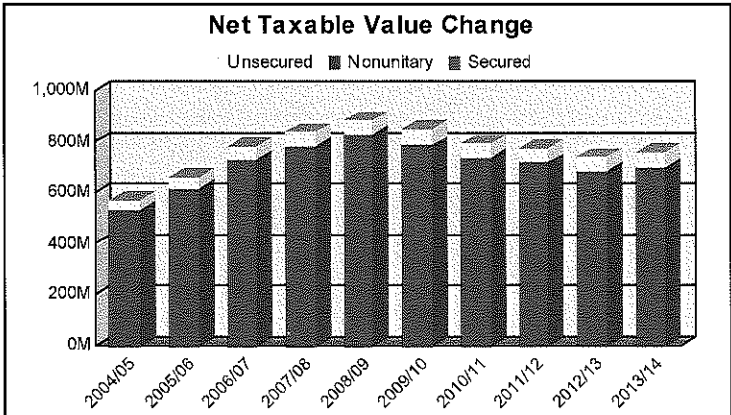
# THE CITY OF RED BLUFF

## 2013/14 PROPERTY TAX REVIEW

Tax Year	Total Taxable Value
2013/14	756,567,251
2012/13	738,959,035
	<b>17,608,216 Total Value Change</b>
Dollar Change	Change Event
6,675,454	Net Value Change of CPI Growth (2.000%)
-8,761,212	Net Change of Parcels with Negative Growth
633,393	Unsecured Roll Change
-169,296	Cross Reference Roll Change
589,637	Transfer of Ownership Change
11,198,912	Non Residential New Construction
229,671	Single Family Residential Prop 8 Recaptures
7,211,657	Other Net AV Change*
<b>17,608,216</b>	

Year to Year Value Change by Use Category		
Category	\$ Change	% Change
Residential	\$2,714,785	0.67%
Commercial	\$13,344,852	6.74%
Industrial	\$55,805	0.22%
Dry Farm	\$12,589	1.99%
Govt. Owned	\$15,067	2.00%
Institutional	\$53,602	3.67%
Irrigated	\$3,546	2.00%
Miscellaneous	\$63,162	0.98%
Recreational	\$81,970	1.35%
Vacant	\$798,741	2.70%
SBE Nonunitary	\$0	0.00%
Cross Reference	-\$169,296	-3.17%
Unsecured	\$633,393	1.10%

Change by Component	Total	Personal Property
Entire City	2.38%	-3.50%
Countywide	2.95%	1.58%



- Notes:**
- Commercial property owned by the Red Bluff Hotel LLC west of I-5 north of Adobe Road reported the addition of improvement values on this formerly vacant site for an increase of \$6.5 million.
  - Commercial property owned by Pawan Kumar at 520 Adobe Road, the Hampton Inn and Suites was reduced after a purchase at the peak of the real estate bubble in 2007 has seen most of the value reinstated as the economy has rebounded.
  - The largest reduction was reported by Durango RV Resorts Red Bluff at 100 Lake Avenue after having received reductions for each of the past 3 years. This property was purchased in 2007 and appealed resulting in a 50% reduction in the previously enrolled values beginning in 2010. The value reduced for 2013-14 was \$1,398,094
  - 2 vacant sites owned by Arnold H. Meyerstein each sold in 2012 for less than the prior year value for a collective decline of \$1.2 million. These are west of Monroe between Fair Oaks drive and Monrovia Street.

Top 10 Taxpayers Based on Net Values 2013/14	Rank	Top 10 Taxpayers Based on Net Values 2012/13
WALMART REALTY COMPANY	1	WALMART REALTY COMPANY
KUMAR HOSPITALITY INC	2	HOME DEPOT USA INC
HELIBRO LLC	3	PJ HELICOPTERS INC
HOME DEPOT USA INC	4	MARSHALL BELLE MILL LLC
PJ HELICOPTERS INC	5	RALEYS
MARSHALL BELLE MILL LLC ETAL	6	HELIBRO LLC
RED BLUFF HOTEL LLC	7	TEHAMA MEDICAL ARTS LLC
RALEYS INC	8	CABERNET APARTMENTS
TEHAMA MEDICAL ARTS LLC	9	ASSISTED LIVING FACILITIES
ASSISTED LIVING FACILITIES	10	PAWAN KUMAR