

THE CITY OF DIXON

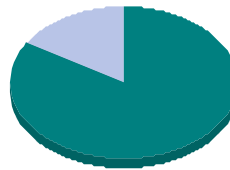
2017/18 PROPERTY TAX REVIEW

	2016/17	2017/18	Value Change
Total	\$1,921,809,363	\$2,072,504,484	\$150,695,121
Parcel Adds/Drops Net Change		0.39%	7,402,686
Net Value Change from CPI 2.000% Growth		1.44%	27,682,206
Unsecured Value Change		1.03%	19,828,250
Prior Year Transfer of Ownership		1.61%	30,978,180
Non-Residential New Construction		0.32%	6,240,427
Prop. 8 - Recaptured Value - SFR		1.23%	23,573,007
Prop. 8 - Recaptured Value - Non-SFR		0.31%	5,985,264
Other Changes*		1.51%	29,005,101
Total		7.84%	150,695,121

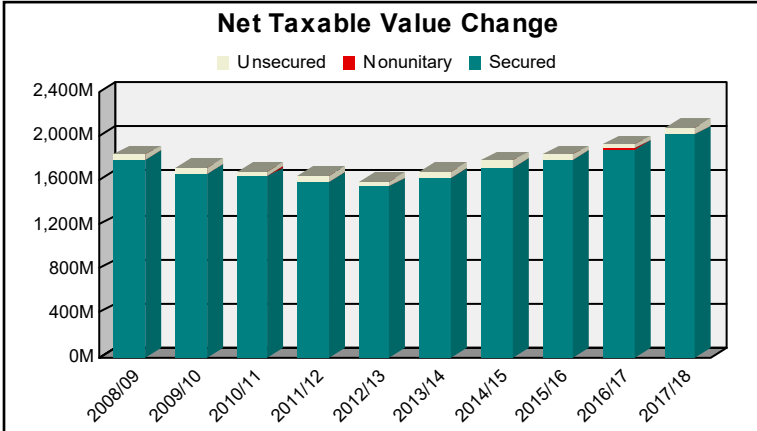
Year to Year Value Change by Use Category		
Category	\$ Change	% Change
Residential	\$118,041,736	8.76%
Commercial	\$7,079,525	3.78%
Industrial	\$2,682,607	1.08%
Govt. Owned	\$2,170,315	14.49%
Institutional	-\$1,094	-100.00%
Irrigated	-\$1,183,683	-5.38%
Recreational	\$1,537	2.00%
Vacant	\$2,075,928	3.56%
SBE Nonunitary	\$0	0.00%
Unsecured	\$19,828,250	45.87%

Change by Component	Total	Personal Property
Entire City	7.84%	38.59%
Dixon General Fund	7.79%	46.29%
Successor Agency	8.12%	24.88%
Countywide	5.97%	-30.93%

Percentage of Assessed Value



Dixon General Fund (0076)	83.7%
Dixon Redevelopment Project (0146)	16.3%
Total:	100.0%



Notes:

- 2 multifamily residential properties at 1395 N Lincoln Street owned by Avanath Lincoln Creek LP posted a collective increase of \$18.3 million between tax years-no exemptions
- Multifamily residential property owned by Heritage Commons Phase II LP at 191 Heritage Lane reported the addition of improvement values at this developing site. These are also low income housing rentals for active seniors
- Industrial property owned by Cardinal Health 200 Inc at 700 Vaughn Road increased \$2.2 million after this property which was reduced during the recession has been restored
- 2 government owned sites owned by California Water Service Company at 155 Porter St. and 1325 Hillview Drive increased a total of \$2.1 million
- Irrigated property owned by Bank of Sacramento at 7827 George Lane declined \$1.5 million after this property which has been held by the bank since 2008 was reduced after 5 years of stagnating values. The values were reduced 35%.
- The CCPI for 2018-19 is trending at 2%.

Top 10 Taxpayers Based on Net Values 2017/18	Rank	Top 10 Taxpayers Based on Net Values 2016/17
NOT AVAILABLE	1	NOT AVAILABLE
BASALITE CONCRETE PRODUCTS LLC	2	BASALITE CONCRETE PRODUCTS LLC
DIXON VAUGHN HOLDINGS LLC	3	DIXON VAUGHN HOLDINGS LLC
CARDINAL HEALTH INC	4	CARDINAL HEALTH INC
WALMART REAL ESTATE BUSINESS TRUST	5	WALMART REAL ESTATE BUSINESS TRUST
AVANATH LINCOLN CREEK LP exemption not applied	6	CALIFORNIA WATER SERVICE COMPANY
CALIFORNIA WATER SERVICE COMPANY I	7	INSULFOAM LLC
NSULFOAM LLC	8	GYMBOREE RETAIL STORES INC
GYMBOREE RETAIL STORES INC	9	MEADOWWOOD APARTMENTS LLC #11 in 2017-18
GOLD STAR FOODS INC unsecured assets added	10	ROBERT A ROBBEN TRUST #12 in 2017-18

*Other Changes may include effects of assessment appeals, residential improvements, and changes to secured exemptions, personal property, or utility-owned property values