



DIXON

2018/19 PROPERTY TAX SUMMARY



The City of Dixon experienced a net taxable value increase of 5.9% for the 2018/19 tax roll, which was slightly more than the increase experienced countywide at 5.4%. The assessed value increase between 2017/18 and 2018/19 was \$122 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$29.8 million, which accounted for 24% of all growth experienced in the city.

The largest assessed value increase was reported on two multifamily residential properties at 1395 N Lincoln Street owned by Avanath Lincoln Creek LP with a collective increase of \$4.8 million between tax years. These are the Lincoln Creek Apartments and the exemptions that were granted two years ago for this low-income senior housing site were not processed before the roll was released in 2018-19. Industrial property owned by Altec Industries Inc. at 305 Industrial Way increased \$1.5 million after this property was purchased in 2017 for \$2,250,000 and the sale price has been enrolled this year. This is the location of Independent Automotive and Golden State Shutters Manufacturing.

Three vacant sites owned by Dixon 133 reported a collective increase of \$1.8 million. These properties doubled in value and are north of the Walmart site on Dorset Drive.

Irrigated property owned by Jen California 6 LLC (formerly owned by the Bank of Sacramento) at 7827 George Lane was purchased for less than the value enrolled last year. This site was in bank ownership since 2008 and was reduced after five years of stagnating values. The sale price paid was less than the already reduced values reported last year.

The housing market has fully recovered from the recent recession in many urban and coastal areas of the State while housing recovery has tended to lag in more rural and inland areas. Current median home prices, in many regions are at or above the pre-recession peak values. Affordability and inventory constraints are the main contributor to increases in home prices over the last year. The numbers of sales year over year have declined and the lack of significant new home construction in California is one of the main factors affecting supply. The median sale price of a detached single family residential home in Dixon from January through August 2018 was \$448,250. This represents a \$34,750 (8.4%) increase in median sale price from 2017.

Year	D-SFR Sales	Median Price	% Change
2012	249	\$210,000	
2013	211	\$270,000	28.57%
2014	228	\$320,000	18.52%
2015	241	\$338,000	5.63%
2016	259	\$375,000	10.95%
2017	259	\$413,500	10.27%
2018	208	\$448,250	8.40%

2018/19 Tax Shift Summary

ERAF I & II	\$-1,267,329
VLFAA (est.)	\$1,600,847

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. NOT AVAILABLE	\$83,492,870	3.80%	Industrial
2. BASALITE CONCRETE PRODUCTS LLC	\$32,125,190	1.46%	Industrial
3. DIXON VAUGHN HOLDINGS LLC	\$28,255,112	1.29%	Industrial
4. AVANATH LINCOLN CREEK LP	\$26,603,795	1.21%	Residential
5. WALMART REAL ESTATE BUSINESS TRUST	\$23,711,804	1.08%	Commercial
6. CARDINAL HEALTH INC	\$22,039,775	1.00%	Industrial
7. PACIFIC GAS ELECTRIC	\$16,552,060	0.75%	Govt. Owned
8. INSULFOAM LLC	\$14,149,643	0.64%	Industrial
9. GYMBOREE RETAIL STORES INC	\$12,886,763	0.59%	Unsecured
10. ALTEC INDUSTRIES INC	\$11,750,766	0.54%	Industrial
Top Ten Total	\$271,567,778	12.37%	

Real Estate Trends

Home Sales

According to industry experts, price growth isn't the only problem that current home shoppers are facing. The median price increases coupled with the principal and rising interest payments have resulted in double digit percentage increases in the cost of a median-priced home over last year. The reported median price of an existing, single-family detached homes in California during June 2018 was \$602,760. This was a 8.5 percent increase from \$555,420 in June 2017.

All Homes	Units Sold June-2017	Units Sold June-2018	% Change	Median Price June-2017	Median Price June-2018	% Change
Alameda County	1,844	1,665	-9.71%	\$765,000	\$850,000	11.11%
Contra Costa County	1,926	1,515	-21.34%	\$580,000	\$630,000	8.62%
Marin County	388	359	-7.47%	\$1,124,000	\$1,115,000	-0.80%
Napa County	160	131	-18.13%	\$591,000	\$665,000	12.52%
San Francisco County	572	530	-7.34%	\$1,250,000	\$1,305,000	4.40%
San Mateo County	773	635	-17.85%	\$1,200,000	\$1,350,000	12.50%
Santa Clara County	2,101	1,714	-18.42%	\$960,000	\$1,200,000	25.00%
Solano County	660	584	-11.52%	\$395,000	\$425,000	7.59%
Sonoma County	591	429	-27.41%	\$560,000	\$600,000	7.14%

Comparison of Current Median Sale Price to Peak Price Before the Great Recession

In 1978 California voters approved Proposition 8 that requires county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. These reductions are to be restored as the real estate market improves. One of the gauges of the values to be restored is the progress each community is seeing in the growth of the median sale prices of single family homes. As we have moved through the Great Recession, we have seen the recovery of the real estate home prices in many regions approach or exceed pre-recession peak prices. The graph below provides a comparison of the detached home (excluding Condos and Townhomes) median peak price experienced at the height of the real estate bubble in Dixon and Solano County well as several other counties in this region. Considering these trends, we expect to see that a majority of the homes under review per Proposition 8 will be completely restored in most of the urban and coastal counties. More counties have neared a 90-100% restoration level after our review of the 2017-18 data in this segment of residential properties. **As we begin the 2017-18 fiscal year 82.2% of properties in Dixon awaiting restoration of value since 2012-13 have been FULLY restored.**

Comparison of Median Sale Price to Pre Recession Peak Price

