

# THE CITY OF DIXON

## 2016/17 PROPERTY TAX REVIEW

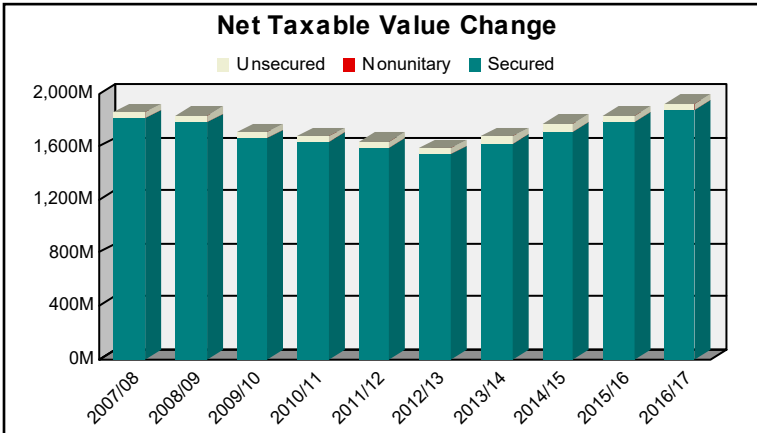
	2015/16	2016/17	Value Change
<b>Total</b>	\$1,829,309,413	\$1,921,809,363	<b>\$92,499,950</b>
Parcel Adds/Drops Net Change		-0.02%	-310,476
Net Value Change from CPI 1.525% Growth		1.05%	19,130,676
Unsecured Value Change		-0.09%	-1,711,872
Prior Year Transfer of Ownership		2.02%	36,903,928
Non-Residential New Construction		0.81%	14,898,319
Prop. 8 - Recaptured Value - SFR		0.88%	16,113,274
Prop. 8 - Recaptured Value - Non-SFR		0.37%	6,696,164
Other Changes*		0.04%	779,937
<b>Total</b>		<b>5.06%</b>	<b>92,499,950</b>

Year to Year Value Change by Use Category		
Category	\$ Change	% Change
Residential	\$85,805,426	6.80%
Commercial	\$6,299,796	3.48%
Industrial	\$79,839	0.03%
Govt. Owned	\$3,456,226	29.99%
Institutional	\$0	0.00%
Irrigated	\$536,947	2.50%
Recreational	\$1,155	1.52%
Vacant	-\$1,985,147	-3.29%
SBE Nonunitary	\$17,580	13.87%
Unsecured	-\$1,711,872	-3.81%

Change by Component	Total	Personal Property
Entire City	5.06%	-32.15%
Dixon General Fund	5.07%	-25.78%
Successor Agency	5.01%	-41.15%
Countywide	5.90%	-3.82%

### Percentage of Assessed Value

Dixon General Fund (0076)	83.7%
Dixon Redevelopment Proje (0146)	16.3%
<b>Total:</b>	<b>100.0%</b>



- Notes:**
- Property with a government use code owned by the California Water Service Company at 155 Porter Road posted an increase of \$3.4 million at this location.
  - Industrial property owned by Dixon Vaughn Holdings LLC at 2299 Kids Way added improvement values for the second year in a row after this site was purchased in 2014.
  - Industrial property owned by Cardinal Health 200 Inc. at 700 Vaughn Road posted an increase of \$2.5 million. This was a restoration of values reduced during the recession by the assessor per Prop 8
  - Industrial property owned by Genentech Inc. at 2727 Fitzgerald Drive posted a decline of \$7.4 million.
  - Vacant property owned by Dixon West LLC off of I-80 at Dorset Court northwest of N 1st Street and the County Inn & Suites was purchased in 2015 for less than the enrolled value
  - The CCPI for 2017-18 is trending at 1.9% through August 2016.

Top 10 Taxpayers Based on Net Values 2016/17	Rank	Top 10 Taxpayers Based on Net Values 2015/16
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	WALMART REAL ESTATE BUSINESS TRUST
WALMART REAL ESTATE BUSINESS TRUST	5	CARDINAL HEALTH 200 INC
CALIFORNIA WATER SERVICE COMPANY	6	CALIFORNIA WATER SERVICE COMPANY
INSULFOAM LLC	7	INSULFOAM LLC
GYMBOREE RETAIL STORES INC	8	GYMBOREE RETAIL STORES INC
MEADOWWOOD APARTMENTS LLC	9	MEADOWWOOD APARTMENTS LLC
ROBERT A ROBBERN TRUST	10	ROBERT A ROBBERN TRUST