

# THE CITY OF DIXON

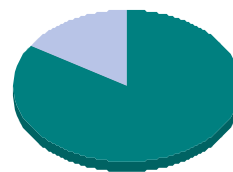
## 2018/19 PROPERTY TAX REVIEW

	2017/18	2018/19	Value Change
<b>Total</b>	\$2,072,504,484	\$2,194,973,122	<b>\$122,468,638</b>
Parcel Adds/Drops Net Change		-0.36%	-7,526,945
Net Value Change from CPI 2.000% Growth		1.44%	29,820,742
Unsecured Value Change		0.05%	1,034,059
Prior Year Transfer of Ownership		2.26%	46,872,911
Non-Residential New Construction		0.14%	2,931,902
Prop. 8 - Recaptured Value - SFR		0.72%	14,967,947
Prop. 8 - Recaptured Value - Non-SFR		0.24%	4,942,277
Other Changes*		1.42%	29,425,745
<b>Total</b>		<b>5.91%</b>	<b>122,468,638</b>

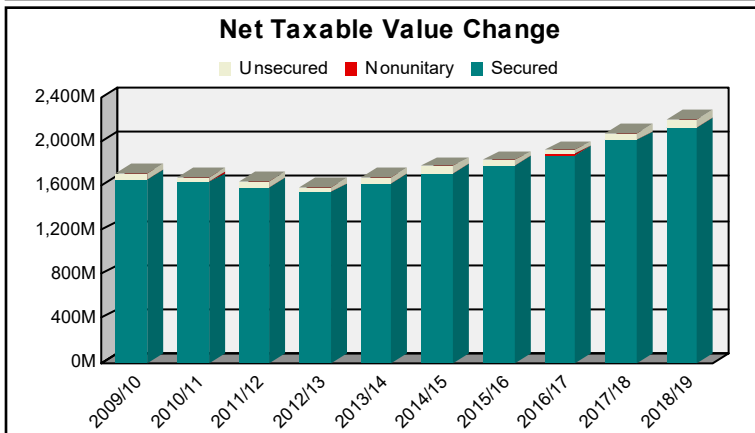
Year to Year Value Change by Use Category		
Category	\$ Change	% Change
Residential	\$112,601,073	7.69%
Commercial	\$5,324,662	2.74%
Industrial	\$605,186	0.24%
Govt. Owned	\$1,088,818	6.35%
Irrigated	-\$1,074,663	-5.17%
Recreational	\$266,568	339.73%
Vacant	\$2,622,935	4.34%
SBE Nonunitary	\$0	0.00%
Unsecured	\$1,034,059	1.64%

Change by Component	Total	Personal Property
Entire City	5.91%	-15.99%
Dixon General Fund	6.06%	-30.98%
Successor Agency	5.16%	15.27%
<b>Countywide</b>	<b>5.41%</b>	<b>0.90%</b>

### Percentage of Assessed Value



Dixon General Fund (0076)	83.8%
Dixon Redevelopment Proje (0146)	16.2%
<b>Total:</b>	<b>100.0%</b>



### Notes:

- 2 multifamily residential properties at 1395 N Lincoln Street owned by Avanath Lincoln Creek LP posted a collective increase of \$4.8 million between tax years. These are the Lincoln Creek Apartments.
- 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.
- 3 vacant sites owned by Dixon 133 reported a collective increase of \$1.8 million. Near Walmart.
- Commercial property owned by Walmart Real Estate Business Trust at 235 E Dorset Drive increased \$1.2 million reflecting an increase in the fixture and personal property assets reported.
- 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.
- Commercial property owned by 178 N 1st Street declined \$570,315 after this formerly owned by B of A sold for \$401,000.
- The CCPI for 2019-20 is trending above 2%.

Top 10 Taxpayers Based on Net Values 2018/19	Rank	Top 10 Taxpayers Based on Net Values 2017/18
NOT AVAILABLE	1	NOT AVAILABLE
BASALITE CONCRETE PRODUCTS LLC	2	BASALITE CONCRETE PRODUCTS LLC
DIXON VAUGHN HOLDINGS LLC	3	DIXON VAUGHN HOLDINGS LLC
AVANATH LINCOLN CREEK LP	4	CARDINAL HEALTH INC
WALMART REAL ESTATE BUSINESS TRUST	5	WALMART REAL ESTATE BUSINESS TRUST
CARDINAL HEALTH INC	6	AVANATH LINCOLN CREEK LP
PACIFIC GAS ELECTRIC one parcel formerly Cal Water	7	CALIFORNIA WATER SERVICE COMPANY #33 in 2018-19
INSULFOAM LLC	8	INSULFOAM LLC
GYMBOREE RETAIL STORES INC	9	GYMBOREE RETAIL STORES INC
ALTEC INDUSTRIES INC #13 in 2017-18	10	GOLD STAR FOODS INC #12 in 2018-19

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