



County of Yolo

OFFICE OF THE COUNTY ASSESSOR 625 COURT STREET, ROOM 104 WOODLAND, CA 95695

JOEL BUTLER
COUNTY ASSESSOR

(530) 666-8135
FROM: WEST SACRAMENTO (916) 375-6496
FROM: DAVIS (530) 666-8135

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Contact: Yolo County Assessor Joel Butler
(530) 666-8135

Assessment Roll Reflects Decline in Home Values

(Woodland, CA) – Yolo County Assessor Joel Butler today released the fiscal year 2009/10 Assessment Roll. The roll provides the basis for computing most of county government's annual property tax revenue. This year's roll shows a net decrease of one third percent to a value of \$20,260,502,208.

In recognition of declining home prices, staff in the Assessor's office reviewed approximately half the residential properties in Yolo County. Of those properties reviewed, greater than 13,000 with a market value less than the Proposition 13 value were reduced, which amounted to a \$900 million reduction in this year's roll. The reduction was partially offset by new construction, properties with older base year values changing ownership, agricultural properties and properties where the taxable value was less than market, thus receiving the 2% increase required by Proposition 13. Generally, properties reviewed were acquired after January 2003. Properties in the communities of Winters, Esparto, Dunnigan and Knights Landing were reviewed back to 2002.

The rural areas of Yolo County fared the best, increasing in value by almost 3.5% over 2008 due to a strong agricultural economy. The city of Davis also showed an increase of 2.8%. This is reflective of the slow growth of housing, especially during the boom years. Homes in Davis have not experienced the magnitude of declines as other cities in Yolo County. Cities such as West Sacramento (-4%), Woodland (-1.9%) and Winters (-4.9%), which permitted more growth during the peak housing market, have seen greater declines in value which resulted in lower net values than last year.

“Overall, home values have declined and foreclosures are up, but fortunately, not to the same extent as in some neighboring counties,” said Yolo County Assessor Joel Butler. “This can be attributed to the leadership within Yolo County that works hard to preserve the quality of life for our residents.

“My employees have done a tremendous job in reviewing home values thus reducing the need for residents to file assessment appeals. I am hopeful that all property owners realize they do not need to pay private firms hundreds of dollars to do something that we are doing for free as a part of our jobs.”

Property values are available on the Yolo County Assessor's website: visit www.yolocounty.org (go to Government > Departments > Assessor). An Assessor Parcel Number or street address is required to look up property values.

Due to budgetary constraints, the Yolo County Assessor's Office will be closed July 27 through 31.

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Attached: 2009/10 Yolo County Assessment Roll Summary