

2017-2018 PROPERTY DATA

THE CITY OF RED BLUFF

PROPERTY TAX REPORTS

revised 04/25/2018



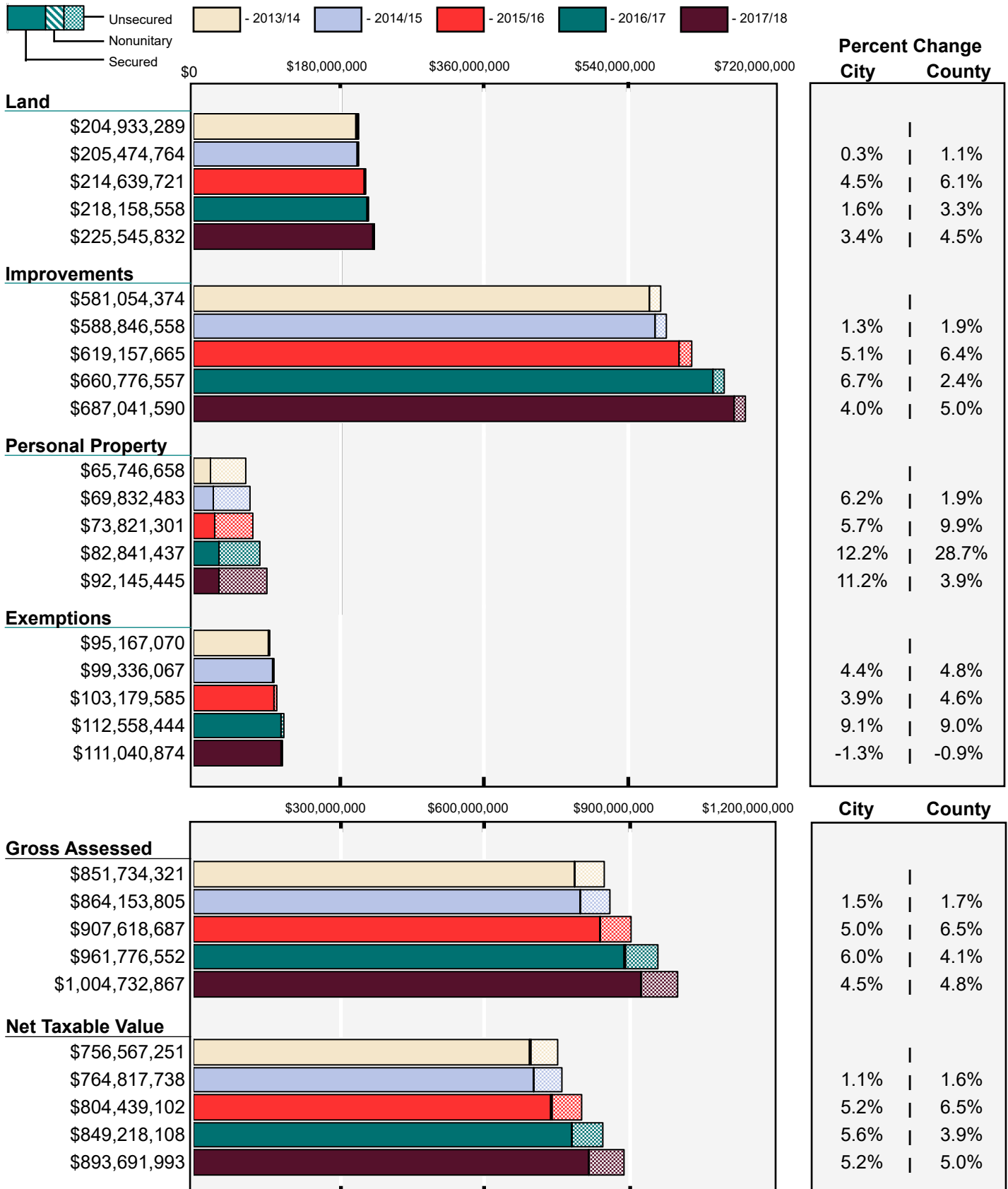
Revenue Management for Local Government

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2013/14 TO 2017/18 ASSESSED VALUES



THE CITY OF RED BLUFF

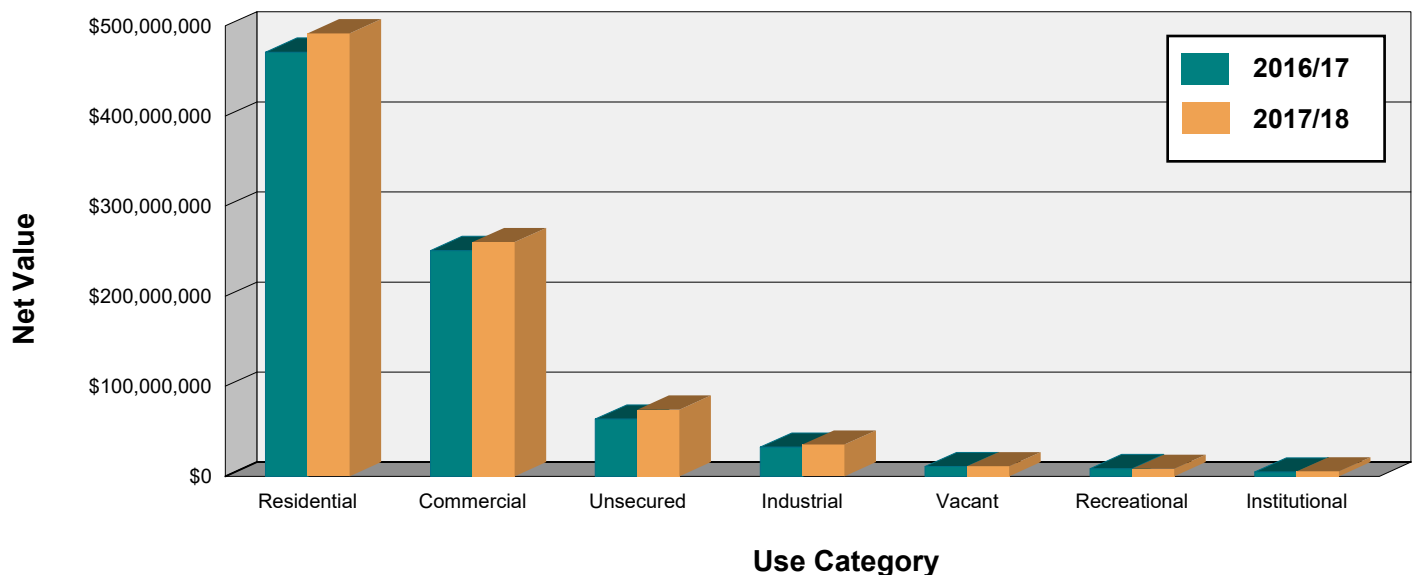
2017/18 GROWTH BY USE CATEGORY

2016/17 to 2017/18 Value Growth by Use Category

Category	2016/17 Net Taxable Value		2017/18 Net Taxable Value			\$ Change	% Change
Residential	4,001	\$470,843,087	4,000	\$491,740,930	(55.0%)	\$20,897,843	4.4%
Commercial	525	\$250,687,235	526	\$259,917,895	(29.1%)	\$9,230,660	3.7%
Unsecured	[1,011]	\$63,465,839	[976]	\$74,043,382	(8.3%)	\$10,577,543	16.7%
Industrial	78	\$32,424,487	79	\$35,161,316	(3.9%)	\$2,736,829	8.4%
Vacant	301	\$10,896,341	300	\$11,243,604	(1.3%)	\$347,263	3.2%
Recreational	13	\$8,509,162	12	\$8,489,874	(0.9%)	-\$19,288	-0.2%
Institutional	44	\$4,856,231	45	\$5,541,659	(0.6%)	\$685,428	14.1%
Cross Reference	[184]	\$4,694,146	[183]	\$4,729,296	(0.5%)	\$35,150	0.7%
SBE Nonunitary	[11]	\$1,318,125	[9]	\$1,311,830	(0.1%)	-\$6,295	-0.5%
Govt. Owned	4	\$690,647	4	\$715,409	(0.1%)	\$24,762	3.6%
Miscellaneous	20	\$642,246	20	\$602,427	(0.1%)	-\$39,819	-6.2%
Dry Farm	4	\$190,562	4	\$194,371	(0.0%)	\$3,809	2.0%
Exempt	275	\$0	275	\$0	(0.0%)	\$0	0.0%
TOTALS	5,265	\$849,218,108	5,265	\$893,691,993	(100.0%)	\$44,473,885	5.2%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category

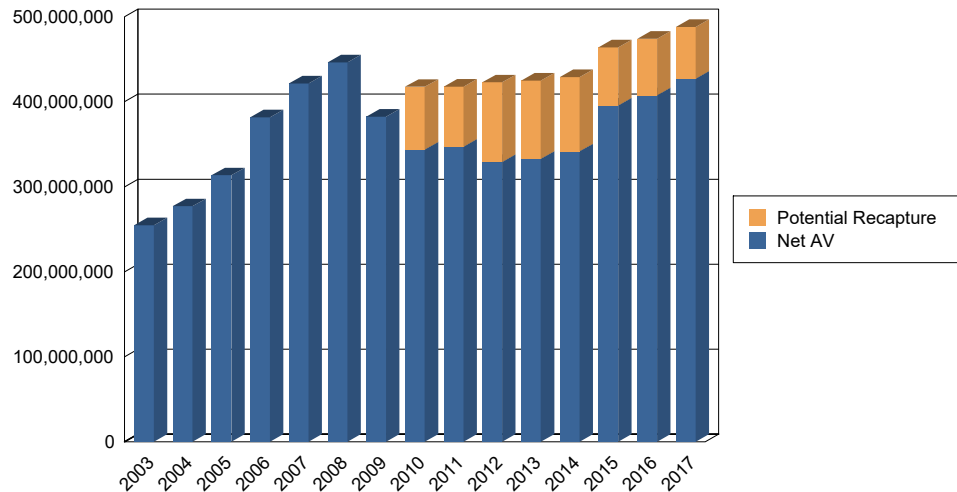


PROP 8 POTENTIAL RECAPTURE HISTORY

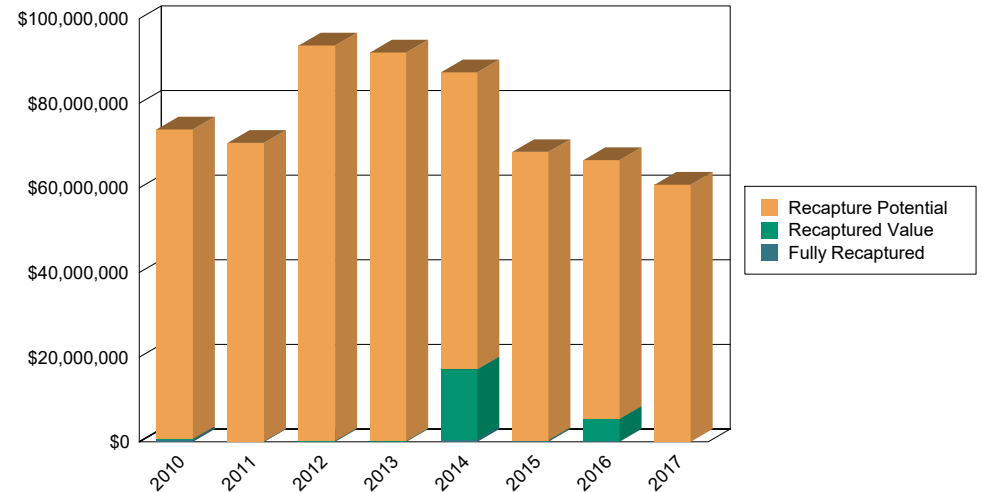
Single Family Residential Parcels - Compiled Using Parcels Supplied by County

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully Recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2010	1,245	156,706,734	227,992,400	71,285,666	32.6%	21	524,872	27	644,185
2011	1,174	151,554,477	222,089,770	70,535,293	30.7%	1	1,228	3	82,824
2012	1,269	136,166,779	229,835,645	93,668,866	33.3%	12	188,480	14	261,980
2013	1,203	128,541,044	220,394,807	91,853,763	31.6%	7	100,409	11	152,184
2014	1,137	120,503,401	207,759,664	87,256,263	29.9%	22	527,804	1,061	17,171,187
2015	1,047	128,678,825	197,068,608	68,389,783	27.8%	17	270,050	20	381,056
2016	977	120,000,407	186,462,468	66,462,061	25.9%	8	140,393	870	5,440,684
2017	919	118,165,098	178,831,992	60,666,894	24.4%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2017-18 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under proposition 13.

The count of Prop 8 Parcels that have recaptured value includes both parcels that have been fully recaptured and are no longer in the Prop 8 Parcel Count as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no future sales transactions. As properties transfer ownership they are removed from the Prop 8 Parcel Count and if sold for more or less will not be eligible for value recapturing per Proposition 8.



TEHAMA COUNTY CITY GROWTH COMPARISON

2016/17 To 2017/18 Net Taxable Assessed Value Change

City	2017/18 Net Value	Value Change	% Change
Red Bluff	893,691,993	44,473,885	5.237%
Tehama	21,372,543	667,965	3.226%
Corning	402,159,036	11,793,738	3.021%

THE CITY OF RED BLUFF

2017/18 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
033-180-088-000	Commercial	Walmart Stores Inc	650 Luther Rd	\$27,471,523	+\$6,791,967	+33%
035-070-076-000	Commercial	10815 Gold Center Llc	2455 Sr Mary Columba Dr	\$3,300,000	+\$2,760,982	+512%
035-022-016-000	Industrial	Kennedy Daniel R	395 Kimball Rd	\$2,940,706	+\$917,785	+45%
041-360-023-000	Commercial	Daan Hotel Inc	20 Williams Ave	\$2,352,360	+\$839,063	+55%
033-140-028-000	Commercial	Tanklage Family Partnership	455 S Main St	\$2,881,500	+\$786,987	+38%
027-231-020-000	Commercial	Kumar Hotels Inc	2810 N Main St	\$7,688,970	+\$496,720	+7%
035-500-013-000	Industrial	Gunsauls Brothers	2000 Trainor St	\$640,000	+\$377,500	+144%
041-101-014-000	Commercial	Singh Narinder Pal Et Al	445 Antelope Blvd	\$793,500	+\$352,453	+80%
031-033-007-000	Institutional	Memorial Chapel		\$334,553	+\$334,553	+9,999%
033-041-013-000	Commercial	20 20 Investments Llc	530 Main St	\$425,447	+\$326,969	+332%
041-200-044-000	Commercial	International Union Of Operating Engineers	285 Sale Ln	\$659,760	+\$306,860	+87%
031-310-018-000	Residential	Chrasta Loretta I	1465 Carl Ct	\$285,000	+\$277,258	+3,581%
029-393-003-000	Residential	Huhn Robert K And Molly K	641 Johnson St	\$264,711	+\$244,406	+1,204%
031-310-055-000	Residential	Duggins Roger L Et Al	1485 Leonard Ln	\$284,000	+\$233,600	+463%
031-310-054-000	Residential	Avery Paul Et Al		\$279,000	+\$228,600	+454%
027-320-030-000	Residential	McGrew Robert P Iv	220 Sparrow Ct	\$236,500	+\$207,058	+703%
041-430-005-000	Residential	Durango Rv Resorts Red Bluff	100 Lake Ave	\$3,677,269	+\$201,708	+6%
041-430-012-000	Commercial	Belle Mill Retail Partners Llc	82 Belle Mill Rd	\$9,996,000	+\$196,000	+2%
031-094-001-000	Residential	Briney Sarah	540 El Cerrito Dr	\$163,200	+\$163,200	+9,999%
029-044-004-000	Residential	Perreira Andrew Et Al	222 Treasure Dr	\$239,500	+\$157,274	+191%
033-151-030-000	Residential	Nielsen Marilyn Et Al	340 Brearcliffe Dr	\$230,000	+\$155,429	+208%
029-421-013-000	Recreational	Shandley Mitchell	342 Oak St	\$229,500	+\$140,084	+157%
027-310-034-000	Commercial	Kumar Pawan And Kumar Priti	520 Adobe Rd	\$9,263,359	+\$139,651	+2%
031-020-031-000	Residential	St Martin Carmella	1575 Robinson Dr	\$210,000	+\$132,077	+169%
029-332-015-000	Residential	Rabey Rick Hyle Et Al	1440 Garryana Dr	\$182,580	+\$127,904	+234%
029-183-009-000	Residential	Houston Kendra	1434 Lincoln St	\$151,980	+\$123,897	+441%
029-177-005-000	Residential	Bustillos Diane E	1521 Johnson St	\$150,000	+\$120,711	+412%
041-220-032-000	Commercial	Dudley Brother'S Investments Llc	60 Hoy Rd	\$134,728	+\$120,288	+833%
029-226-001-000	Residential	Smith Kenny R Et Al	1255 Johnson St	\$221,000	+\$119,405	+118%
027-400-001-000	Residential	Glenn James M Et Al	2815 Monroe Ave	\$324,000	+\$117,000	+57%
033-180-064-000	Commercial	Raleys	725 S Main St	\$5,902,663	+\$115,738	+2%
035-070-072-000	Commercial	Tehama Medical Arts Llc	2450 Sr Mary Columba Dr	\$5,825,597	+\$114,226	+2%
027-320-020-000	Residential	Degrace George Family Trust	235 Sparrow Ct	\$47,903	-\$122,329	-72%
029-362-009-000	Commercial	Eureka Way Llc	925 Walnut St	\$163,200	-\$139,466	-46%
035-490-031-000	Industrial	Van Dyke Bruce Dale Et Al	1455 Vista Way	\$153,000	-\$199,088	-57%
027-231-003-000	Industrial	Home Depot Usa Inc Property Tax Departm	2650 Main St	\$7,883,990	-\$200,660	-2%
035-500-018-000	Industrial	Tang Sparrow Et Al	1009 Anderson St	\$184,640	-\$227,860	-55%
041-360-018-000	Commercial	Singh Hotel Group Llc	90 Sale Ln	\$4,353,500	-\$398,637	-8%
033-041-010-000	Commercial	Singh Kanwar Jeet	15 Antelope Blvd	\$743,993	-\$671,549	-47%
033-180-087-000	Commercial	Ecp Tpb2 Llc	1025 S Main St	\$3,400,000	-\$3,983,693	-54%

Data Source: Tehama County Assessor 2016/17 And 2017/18 Secured Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 4/25/2018 By PC

THE CITY OF RED BLUFF

2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

033-180-088-000 650 Luther Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2015	Walmart Stores Inc	3,585,182	17,387	0	0	3,602,569	0		
2016	Walmart Stores Inc	3,639,856	17,039,700	0	0	20,679,556	0		
2017	Walmart Stores Inc	3,712,653	20,065,280	3,693,590	0	27,471,523	0		
033-180-087-000 1025 S Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2015	Walmart Realty Company; Sam Walton Devel	2,786,934	3,905,342	577,889	0	7,270,165	0		
2016	Ecp Of Tpb2 Llc	2,829,434	3,964,539	589,720	0	7,383,693	0	3,400,000	
2017	Ecp Tpb2 Llc	1,000,000	2,400,000	0	0	3,400,000	0		
035-070-076-000 2455 Sr Mary Columba Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	City-Core-Red Bluff Llc	49,345	436,447	0	0	485,792	0		
2009	City-Core-Red Bluff Llc	50,331	445,175	0	0	495,506	0		
2010	City-Core-Red Bluff Llc	50,211	444,119	0	0	494,330	0		
2011	City-Core-Red Bluff Llc	50,589	447,463	0	0	498,052	0		
2012	City-Core-Red Bluff Llc	51,600	456,412	0	0	508,012	0		
2013	City-Core-Red Bluff Llc	52,632	465,540	0	0	518,172	0		
2014	City-Core-Red Bluff Llc	52,870	467,653	0	0	520,523	0		
2015	City-Core-Red Bluff Llc	53,926	476,996	0	0	530,922	0		
2016	10815 Gold Center Llc	54,748	484,270	0	0	539,018	0	3,300,000 F	
2017	10815 Gold Center Llc	1,700,000	1,600,000	0	0	3,300,000	0		
035-022-016-000 395 Kimball Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Leong Bernard K S Trustee; Leong Family Tr	275,547	1,666,962	6,646	0	1,949,155	0		
2009	Leong Bernard K S Trustee; Leong Family Tr	281,057	1,700,301	4,877	0	1,986,235	0		
2010	Klinke Diane G; Leong Patrick Trust	280,390	1,696,271	3,753	0	1,980,414	0		
2011	Klinke Diane G Etal Trust; Leong Family Trust	250,000	1,112,000	2,432	0	1,364,432	0		
2012	Klinke Diane G Etal Trust; Leong Family Trust	255,000	1,134,240	3,426	0	1,392,666	0		
2013	Kennedy Daniel R Etal	260,100	1,156,924	2,214	0	1,419,238	0	1,950,000 F	
2014	Kennedy Daniel R	440,000	1,510,000	5,500	0	1,955,500	0		
2015	Kennedy Daniel R	448,791	1,540,169	3,537	0	1,992,497	0		
2016	Kennedy Daniel R	455,635	1,563,656	3,630	0	2,022,921	0		
2017	Kennedy Daniel R	464,747	2,472,069	3,890	0	2,940,706	0		
041-360-023-000 20 Williams Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Motel 6 Operating L P; Tax Dept 219	309,515	1,757,990	68,764	0	2,136,269	0		
2009	Motel 6 Operating L P; Tax Department 219	315,705	1,793,149	74,246	0	2,183,100	0		
2010	Motel 6 Operating L P; Tax Department 219	314,956	1,788,899	69,102	0	2,172,957	0		
2011	Kumar Hospitality Inc	150,000	1,289,336	60,664	0	1,500,000	0	1,449,000 F	
2012	Kumar Hospitality Inc; Kumar Roger	150,000	1,213,000	67,100	0	1,430,100	0		
2013	Kumar Hospitality Inc; Kumar Roger	153,000	1,237,260	67,100	0	1,457,360	0		

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2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

041-360-023-000 20 Williams Ave (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Kumar Hospitality Inc; Kumar Roger	153,695	1,242,877	67,100	0	1,463,672	0		
2015	Kumar Hospitality Inc; Kumar Roger	156,765	1,267,706	67,100	0	1,491,571	0		
2016	Daan Hotel Inc	159,156	1,287,041	67,100	0	1,513,297	0	2,400,000 F	
2017	Daan Hotel Inc	300,500	1,973,000	78,860	0	2,352,360	0		
033-140-028-000 455 S Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2013	Bcp Rb3937 Llc; Longs Drug Stores Lessee	500,000	757,000	0	0	1,257,000	0		
2014	Bcp Rb3937 Llc; Longs Drug Stores Lessee	502,270	1,520,371	0	0	2,022,641	0		
2015	Tanklage Family Partnership	512,305	1,550,748	0	0	2,063,053	0		
2016	Tanklage Family Partnership	520,117	1,574,396	0	0	2,094,513	0	2,825,000 F	
2017	Tanklage Family Partnership	612,000	2,269,500	0	0	2,881,500	0		
033-041-010-000 15 Antelope Blvd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Singh Surinder; And Singh Sukhviri K	122,869	163,869	3,278	0	290,016	0		
2009	Singh Surinder; And Singh Sukhviri K	125,326	165,198	2,816	0	293,340	0		
2010	Singh Surinder; And Singh Sukhviri K	125,028	162,997	2,508	0	290,533	0		
2011	Singh Surinder; And Singh Sukhviri K	125,969	163,059	7,920	0	296,948	0		
2012	Singh Surinder; And Singh Sukhviri K	128,488	164,605	7,898	0	300,991	0		
2013	Singh Surinder; And Singh Sukhviri K	131,057	165,964	7,898	0	304,919	0		
2014	Singh Kanwar J	131,651	167,522	8,162	0	307,335	0		
2015	Singh Kanwar J	134,281	168,464	8,162	0	310,907	0	600,000 F	
2016	Singh Kanwar Jeet	203,050	1,181,502	30,990	0	1,415,542	0		
2017	Singh Kanwar Jeet	207,111	508,472	28,410	0	743,993	0		
027-231-020-000 2810 N Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	Red Bluff Hotel Llc	612,500	0	0	0	612,500	0		
2012	Red Bluff Hotel Llc	612,500	0	0	0	612,500	0		
2013	Red Bluff Hotel Llc	612,500	6,067,256	456,850	0	7,136,606	0		
2014	Red Bluff Hotel Llc	627,454	6,074,973	407,974	0	7,110,401	0		
2015	Red Bluff Hotel Llc	625,000	5,268,748	353,612	0	6,247,360	0		
2016	Red Bluff Hotel Llc	625,000	6,268,000	299,250	0	7,192,250	0		
2017	Kumar Hotels Inc	1,121,376	6,332,484	235,110	0	7,688,970	0	12,000,000 F	
041-360-018-000 90 Sale Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Singh Hotel Group Llc; Comfort Inn	440,401	3,703,615	100,000	0	4,244,016	0		
2009	Singh Hotel Group Llc; Comfort Inn	276,000	3,149,000	100,500	0	3,525,500	0		
2010	Singh Hotel Group Llc; Comfort Inn	276,000	3,600,200	100,500	0	3,976,700	0		
2011	Singh Hotel Group Llc; Comfort Inn	276,000	3,789,000	100,500	0	4,165,500	0		
2012	Singh Hotel Group Llc; Comfort Inn	250,000	2,553,000	100,500	0	2,903,500	0		
2013	Singh Hotel Group Llc; Comfort Inn	275,000	2,713,400	100,500	0	3,088,900	0		

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2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

041-360-018-000 90 Sale Ln (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2014	Singh Hotel Group Llc; Comfort Inn	250,000	2,446,500	100,500	0	2,797,000	0		
2015	Singh Hotel Group Llc; Comfort Inn	250,000	2,971,000	100,500	0	3,321,500	0		
2016	Singh Hotel Group Llc	488,662	4,109,475	154,000	0	4,752,137	0		
2017	Singh Hotel Group Llc	310,000	3,889,500	154,000	0	4,353,500	0		
035-500-013-000 2000 Trainor St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Shasta Enterprises	108,242	279,594	0	0	387,836	0		
2009	Shasta Enterprises	110,406	285,185	0	0	395,591	0		
2010	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2011	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2012	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2013	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2014	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2015	Shasta Enterprises	100,000	162,500	0	0	262,500	0		
2016	Gunsauls Brothers	100,000	162,500	0	0	262,500	0	640,000 F	
2017	Gunsauls Brothers	100,000	540,000	0	0	640,000	0		
041-101-014-000 445 Antelope Blvd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Sangha Manjinder Singh; And Sangha Sande	127,500	423,900	5,945	0	557,345	0		
2009	Sangha Sandeep K	130,050	427,110	6,092	0	563,252	0		
2010	Sangha Sandeep K	129,741	435,581	6,353	0	571,675	0		
2011	Sangha Sandeep K	130,717	414,480	5,270	0	550,467	0		
2012	Sangha Sandeep K	63,000	386,500	4,954	0	454,454	0		
2013	Sangha Sandeep K	64,260	383,370	4,448	0	452,078	0		
2014	Sangha Sandeep K	64,551	391,100	4,544	0	460,195	0		
2015	Singh Narinder P; Kaur Manjeet	65,840	383,954	3,848	0	453,642	0		
2016	Singh Narinder P; Kaur Manjeet	66,844	371,083	3,120	0	441,047	0	600,000 F	
2017	Singh Narinder Pal Et Al	247,248	534,182	12,070	0	793,500	0		
031-033-007-000 (No Situs)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Memorial Chapel; Blocker Gary A	8,941	286,667	0	295,608	0	0		
2009	Memorial Chapel	9,119	292,400	0	301,519	0	0		
2010	Memorial Chapel	9,097	291,707	0	300,804	0	0		
2011	Memorial Chapel	9,165	293,903	0	303,068	0	0		
2012	Memorial Chapel	9,348	299,781	0	309,129	0	0		
2013	Memorial Chapel	9,534	305,776	0	315,310	0	0		
2014	Memorial Chapel	9,577	307,164	0	316,741	0	0		
2015	Memorial Chapel	9,768	313,301	0	323,069	0	0		
2016	Memorial Chapel	9,916	318,078	0	327,994	0	0		
2017	Memorial Chapel	10,114	324,439	0	0	334,553	0		

THE CITY OF RED BLUFF

2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

033-041-013-000 530 Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Winning C W Etal Trs; Winning Family Trust	63,460	63,954	0	0	127,414	0		
2009	Winning C W Etal Trust; Winning Family Trust	64,729	65,233	0	0	129,962	0		
2010	Winning C W Etal Trust; Winning Family Trust	64,575	65,078	0	0	129,653	0		
2011	Winning C W Etal Trust; Winning Family Trust	65,061	65,568	0	0	130,629	0		
2012	Winning C W Etal Trust; Winning Family Trust	66,362	66,879	0	0	133,241	0		
2013	Winning C W Etal Trust; Winning Family Trust	67,689	68,216	0	0	135,905	0		
2014	20 20 Investments Llc	67,996	68,525	0	0	136,521	0	300,000 F	
2015	20 20 Investments Llc	50,000	47,000	0	0	97,000	0		
2016	20 20 Investments Llc	50,762	47,716	0	0	98,478	0		
2017	20 20 Investments Llc	51,777	373,670	0	0	425,447	0		
041-200-044-000 285 Sale Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2011	International Union Of; Operating Engineers 3	83,624	0	0	0	83,624	0		
2012	International Union Of; Operating Engineers 3	85,296	0	0	0	85,296	0		
2013	International Union Of; Operating Engineers 3	87,001	0	0	0	87,001	0		
2014	International Union Of; Operating Engineers 3	87,395	0	0	0	87,395	0		
2015	International Union Of; Operating Engineers 3	89,141	0	0	0	89,141	0		
2016	International Union Of Operating Engineers #	90,500	262,400	0	0	352,900	0		
2017	International Union Of Operating Engineers #	92,310	500,940	66,510	0	659,760	0		
031-310-018-000 1465 Carl Ct									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Stenberg Enterprises Inc	6,981	5,368	0	0	12,349	0		
2009	Stenberg Enterprises Inc	7,120	5,475	0	0	12,595	0		
2010	Stenberg Enterprises Inc	7,103	0	0	0	7,103	0		
2011	Stenberg Enterprises Inc	7,156	0	0	0	7,156	0		
2012	Stenberg Enterprises Inc	7,299	0	0	0	7,299	0		
2013	Stenberg Enterprises Inc	7,444	0	0	0	7,444	0		
2014	Stenberg Enterprises Inc	7,477	0	0	0	7,477	0		
2015	Huhn Robert And M Living Trust	7,626	0	0	0	7,626	0		
2016	Chrasta Loretta I	7,742	0	0	0	7,742	0	285,000 F	
2017	Chrasta Loretta I	60,000	225,000	0	0	285,000	5,600		
029-393-003-000 641 Johnson St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Schaul Lavonne B Trust	5,466	0	0	0	5,466	0		
2009	Schaul Lavonne B Trust	5,575	0	0	0	5,575	0		
2010	Schaul Lavonne B Trust	5,561	0	0	0	5,561	0		
2011	Schaul Lavonne B Trust	5,602	0	0	0	5,602	0		
2012	Schaul Lavonne B Trust	5,714	0	0	0	5,714	0		
2013	Schaul Lavonne B Trust	5,828	0	0	0	5,828	0		
2014	Huhn Robert K Trust Etal; Huhn Living Trust 8	5,854	0	0	0	5,854	0	20,500 F	
2015	Huhn Robert K Etal Trust; Huhn Living Trust 8	20,000	0	0	0	20,000	0		



THE CITY OF RED BLUFF

2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

029-393-003-000 641 Johnson St (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2016	Huhn Robert K And Molly K	20,305	0	0	0	20,305	0		
2017	Huhn Robert K And Molly K	20,711	244,000	0	0	264,711	0		
031-310-055-000 1485 Leonard Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Stenberg Enterprises Inc	6,980	5,368	0	0	12,348	0		
2009	Stenberg Enterprises Inc	7,119	5,475	0	0	12,594	0		
2010	Stenberg Enterprises Inc	7,102	0	0	0	7,102	0		
2011	Stenberg Enterprises Inc	7,155	0	0	0	7,155	0		
2012	Stenberg Enterprises Inc	7,298	0	0	0	7,298	0		
2013	Stenberg Enterprises Inc	7,443	0	0	0	7,443	0		
2014	Stenberg Enterprises Inc	7,476	0	0	0	7,476	0		
2015	Penrod Dennis L And Debra S	7,625	0	0	0	7,625	0	252,000 F	
2016	Duggins Roger L And Kimberlee A	50,400	0	0	0	50,400	0	284,000 F	
2017	Duggins Roger L Et Al	65,000	219,000	0	0	284,000	7,000		
031-310-054-000 (No Situs)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Stenberg Enterprises Inc	6,980	5,368	0	0	12,348	0		
2009	Stenberg Enterprises Inc	7,119	5,475	0	0	12,594	0		
2010	Stenberg Enterprises Inc	7,102	0	0	0	7,102	0		
2011	Stenberg Enterprises Inc	7,155	0	0	0	7,155	0		
2012	Stenberg Enterprises Inc	7,298	0	0	0	7,298	0		
2013	Stenberg Enterprises Inc	7,443	0	0	0	7,443	0		
2014	Stenberg Enterprises Inc	7,476	0	0	0	7,476	0		
2015	Penrod Dennis L And Debra S	7,625	0	0	0	7,625	0	252,100 F	
2016	Avery Paul And Judy	50,400	0	0	0	50,400	0	279,000 F	
2017	Avery Paul Et Al	65,000	214,000	0	0	279,000	0		
035-500-018-000 1009 Anderson St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Jaharis Thomas G Etal Trs; Underhill David L	116,524	494,190	0	0	610,714	0		
2009	Jaharis Thomas G Etal Trust	118,854	504,073	0	0	622,927	0		
2010	Jaharis Thomas G Etal Trust	100,000	312,500	0	0	412,500	0		
2011	Jaharis Thomas G Etal Trust	100,000	312,500	0	0	412,500	0		
2012	Jaharis Thomas G Etal Trust	100,000	312,500	0	0	412,500	0		
2013	Jaharis Thomas G Etal Trust	100,000	312,500	0	0	412,500	0		
2014	Jaharis Thomas G Etal Trust	100,000	312,500	0	0	412,500	0		
2015	Tang Sparrow And India B	100,000	312,500	0	0	412,500	0		
2016	Jaharis Thomas G Trust Et Al	100,000	312,500	0	0	412,500	0	200,000 F	
2017	Tang Sparrow Et Al	32,640	102,000	50,000	0	184,640	0		
027-320-030-000 220 Sparrow Ct									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

THE CITY OF RED BLUFF

2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

027-320-030-000 220 Sparrow Ct (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Schlueter Alfred W Trust Etal; Schlueter-Grae	91,800	0	0	0	91,800	0		
2009	Schlueter Alfred W Etal Trust; Schlueter-Grae	65,250	0	0	0	65,250	0		
2010	Schlueter Alfred W Etal Trust; Schlueter-Grae	58,725	0	0	0	58,725	0		
2011	Schlueter Alfred W Etal Trust; Schlueter-Grae	58,725	0	0	0	58,725	0		
2012	Schlueter Alfred W Etal Trust; Schlueter-Grae	49,917	0	0	0	49,917	0		
2013	Schlueter Alfred W Etal Trust; Schlueter-Grae	49,917	0	0	0	49,917	0		
2014	Wise Derek And Christine M	49,917	0	0	0	49,917	0		
2015	Wise Derek And Christine M	57,404	0	0	0	57,404	0	29,000 F	
2016	Mcgreg Robert P Iv	29,442	0	0	0	29,442	0	236,500 F	
2017	Mcgreg Robert P Iv	65,000	171,500	0	0	236,500	7,000		
041-430-005-000 100 Lake Ave									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Durango Rv Resorts Red Bluff	1,250,000	1,020,000	0	0	2,270,000	0		
2009	Durango Rv Resorts Red Bluff	1,275,000	6,720,500	27,830	0	8,023,330	0		
2010	Durango Rv Resorts Red Bluff	1,271,978	6,878,425	116,687	0	8,267,090	0		
2011	Durango Rv Resorts Red Bluff	780,835	3,541,414	112,842	0	4,435,091	0		
2012	Durango Rv Resorts Red Bluff	796,451	3,597,415	104,228	0	4,498,094	0		
2013	Durango Rv Resorts Red Bluff	775,000	2,229,181	95,819	0	3,100,000	0		
2014	Durango Rv Resorts Red Bluff	775,000	2,231,380	96,246	0	3,102,626	0		
2015	Durango Rv Resorts Red Bluff	891,250	2,507,684	91,014	0	3,489,948	0		
2016	Durango Rv Resorts Red Bluff	891,250	2,492,291	92,020	0	3,475,561	0		
2017	Durango Rv Resorts Red Bluff	935,813	2,585,686	155,770	0	3,677,269	0		
027-231-003-000 2650 Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Home Depot Usa Inc; Property Tax Dept 8492	3,511,791	6,058,898	2,008,601	0	11,579,290	0		
2009	Home Depot Usa Inc; Property Tax Departme	3,582,026	6,168,520	2,006,689	0	11,757,235	0		
2010	Home Depot Usa Inc; Property Tax Departme	3,573,536	6,143,735	1,937,785	0	11,655,056	0		
2011	Home Depot Usa Inc; Property Tax Departme	3,600,444	6,174,209	1,747,906	0	11,522,559	0		
2012	Home Depot Usa Inc; Property Tax Departme	2,424,000	4,752,221	1,786,738	0	8,962,959	0		
2013	Home Depot Usa Inc; Property Tax Departme	2,424,000	4,735,612	1,511,941	0	8,671,553	0		
2014	Home Depot Usa Inc; Property Tax Departme	2,424,000	4,728,450	1,397,366	0	8,549,816	0		
2015	Home Depot Usa Inc; Property Tax Departme	2,424,000	4,829,095	1,128,238	0	8,381,333	0		
2016	Home Depot Usa Inc Property Tax Departmer	2,424,000	4,733,060	927,590	0	8,084,650	0		
2017	Home Depot Usa Inc Property Tax Departmer	2,424,000	4,728,110	731,880	0	7,883,990	0		
035-490-031-000 1455 Vista Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Jaharis Thomas G Etal Trs; Jaharis Family Tr	150,858	166,464	0	0	317,322	0		
2009	Jaharis Thomas G Etal Trust; Jaharis Family T	153,875	169,793	0	0	323,668	0		
2010	Jaharis Thomas G Etal Trust; Jaharis Family T	153,510	169,390	0	0	322,900	0		
2011	Jaharis Thomas G Etal Trust; Jaharis Family T	154,665	170,665	0	0	325,330	0		
2012	Jaharis Thomas G Etal Trust; Jaharis Family T	157,758	174,078	0	0	331,836	0		

THE CITY OF RED BLUFF

2017/18 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

035-490-031-000 1455 Vista Way (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2013	Jaharis Thomas G Etal Trust; Jaharis Family T	160,913	177,559	0	0	338,472	0		
2014	Jaharis Thomas G Etal Trust; Jaharis Family T	161,643	178,365	0	0	340,008	0		
2015	Van Dyke Bruce D And Mary K; Mansfield Dav	164,872	181,928	0	0	346,800	0		
2016	Jaharis Family Trust Thomas G Et; Jaharis Tr	167,386	184,702	0	0	352,088	0	150,000 F	
2017	Van Dyke Bruce Dale Et Al	51,000	102,000	0	0	153,000	0		
041-430-012-000 82 Belle Mill Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Marshall Belle Mill Llc Etal; Centervest Capita	2,352,985	7,099,200	0	0	9,452,185	0		
2009	Marshall Belle Mill Llc Etal; Centervest Capita	2,400,044	7,241,184	0	0	9,641,228	0		
2010	Marshall Belle Mill Llc Etal; Centervest Capita	1,549,750	4,649,250	0	0	6,199,000	0		
2011	Marshall Belle Mill Llc Etal	1,549,750	4,649,250	0	0	6,199,000	0		
2012	Marshall Belle Mill Llc Etal	1,379,300	4,168,200	0	0	5,547,500	0		
2013	Marshall Belle Mill Llc Etal	1,379,300	4,168,200	0	0	5,547,500	0		
2014	Marshall Belle Mill Llc Etal	1,379,300	4,168,200	0	0	5,547,500	0		
2015	Belle Mill Retail Partners Llc	1,213,800	3,668,000	0	0	4,881,800	0	11,500,000 F	
2016	Belle Mill Retail Partners Llc	650,000	9,150,000	0	0	9,800,000	0		
2017	Belle Mill Retail Partners Llc	663,000	9,333,000	0	0	9,996,000	0		
031-094-001-000 540 El Cerrito Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2008	Alloway Dennis; And Alloway Carol	70,000	155,500	0	111,296	114,204	0		
2009	Alloway Dennis; And Alloway Carol	54,250	120,512	0	114,634	60,128	0		
2010	Alloway Dennis; And Alloway Carol	48,825	108,461	0	115,060	42,226	0		
2011	Alloway Dennis; And Alloway Carol	48,825	108,461	0	116,845	40,441	0		
2012	Alloway Dennis; And Alloway Carol	41,502	92,192	0	119,285	14,409	0		
2013	Alloway Dennis; And Alloway Carol	41,502	92,192	0	122,128	11,566	0		
2014	Alloway Dennis; And Alloway Carol	41,502	92,192	0	133,694	0	0		
2015	Briney Sarah	47,727	106,020	0	153,747	0	0		
2016	Briney Sarah	47,727	106,020	0	153,747	0	0	160,000 F	
2017	Briney Sarah	35,700	127,500	0	0	163,200	7,000		



THE CITY OF RED BLUFF

TRANSFER OF OWNERSHIP (2013 - 2017)

Single Family Residential

Multifamily, Commercial, Industrial, Vacant

Totals

Tax Year	# SFR Sales	Original Values	Sale Price	% Change	Non SFR Sales	Original Values	Sale Price	% Change	Total Sales	Original Values	Sale Values	% Change	\$ Change
GENERAL FUND <i>Valid Sales Price Analysis</i>													
2017 1/1/17-12/31/17	194	\$22,384,034	\$31,169,373	39.2%	36	\$18,499,793	\$28,308,500	53.0%	230	\$40,883,827	\$59,477,873	45.5%	\$18,594,046
											<i>Est. Revenue Change:</i>		
											\$31,849.52		
2016 1/1/16-12/31/16	174	\$20,598,879	\$27,481,300	33.4%	36	\$9,001,304	\$14,984,600	66.5%	210	\$29,600,183	\$42,465,900	43.5%	\$12,865,717
											<i>Est. Revenue Change:</i>		
											\$22,978.36		
2015 1/1/15-12/31/15	177	\$18,716,592	\$23,244,455	24.2%	28	\$7,212,727	\$9,396,000	30.3%	205	\$25,929,319	\$32,640,455	25.9%	\$6,711,136
											<i>Est. Revenue Change:</i>		
											\$11,907.18		
2014 1/1/14-12/31/14	154	\$16,603,158	\$21,517,455	29.6%	47	\$10,640,318	\$13,004,800	22.2%	201	\$27,243,476	\$34,522,255	26.7%	\$7,278,779
											<i>Est. Revenue Change:</i>		
											\$12,688.37		
2013 1/1/13-12/31/13	135	\$12,906,111	\$15,468,300	19.9%	47	\$5,198,256	\$9,520,600	83.1%	182	\$18,104,367	\$24,988,900	38.0%	\$6,884,533
											<i>Est. Revenue Change:</i>		
											\$12,073.07		

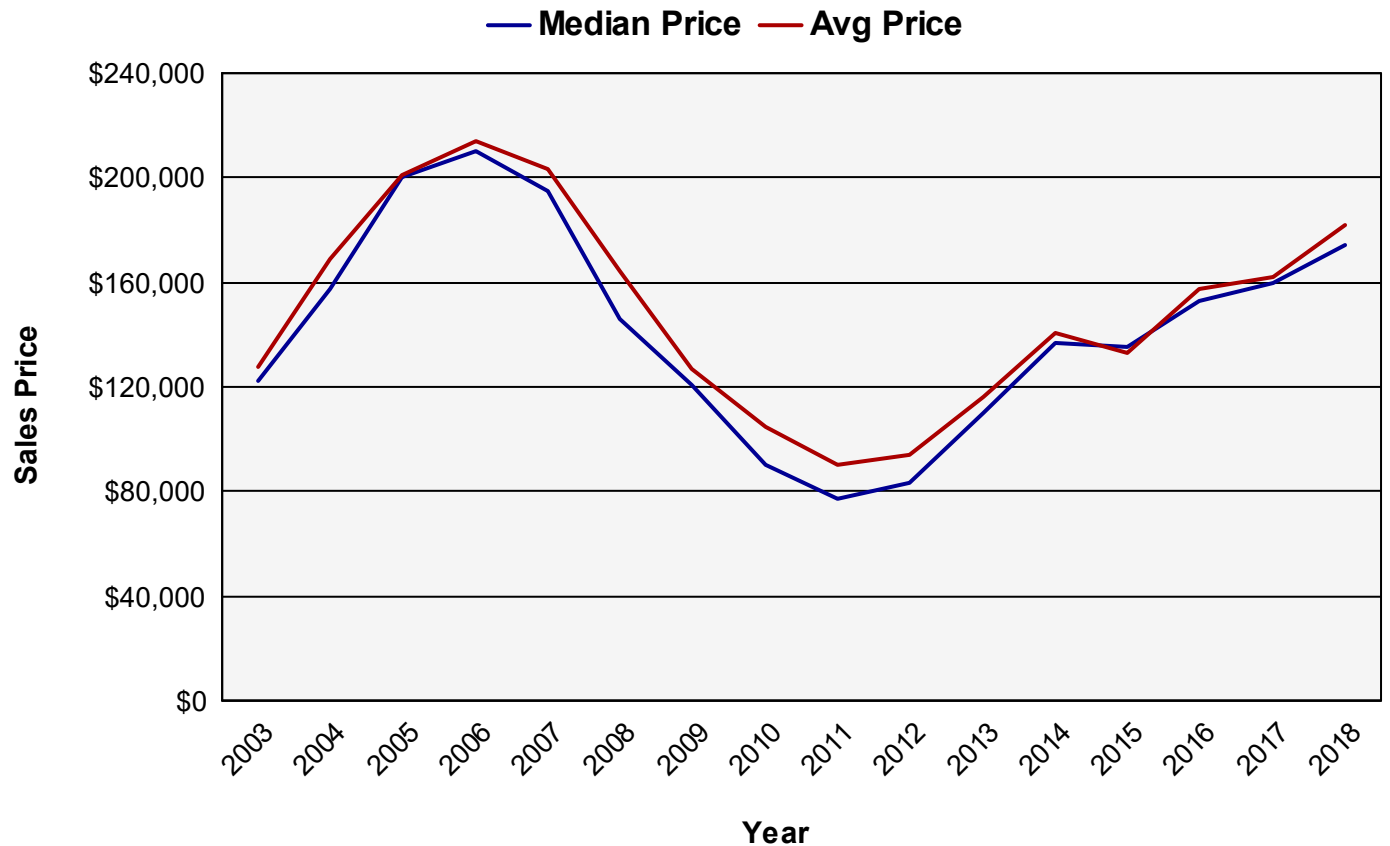
* Sale value is a sum of all Full Value Parcel Sales (Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, and non-reported document number transfers)

THE CITY OF RED BLUFF

SALES VALUE HISTORY

Detached Single Family Residential Full Value Sales (01/01/2003 - 02/28/2018)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2003	135	\$127,366	\$122,000	
2004	174	\$169,234	\$157,500	29.10%
2005	220	\$200,914	\$200,000	26.98%
2006	141	\$214,236	\$210,000	5.00%
2007	110	\$203,673	\$195,000	-7.14%
2008	120	\$164,129	\$145,750	-25.26%
2009	116	\$126,942	\$121,000	-16.98%
2010	141	\$104,637	\$90,000	-25.62%
2011	153	\$90,122	\$77,500	-13.89%
2012	152	\$94,026	\$83,250	7.42%
2013	133	\$116,472	\$110,000	32.13%
2014	154	\$140,980	\$137,000	24.55%
2015	162	\$133,176	\$135,000	-1.46%
2016	147	\$157,485	\$153,000	13.33%
2017	178	\$161,873	\$160,000	4.58%
2018	23	\$181,868	\$174,000	8.75%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Tehama County Recorder

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 4/25/2018 By PC



TEHAMA COUNTY

COMPARISON OF MEDIAN SALE PRICE TO PEAK PRICE

Detached Single Family Residential Sales (01/01/2003 - 02/28/2018)

City	Peak Median Year	Peak Median Price Before Recession	Current Median Price	% Difference Between Peak and Current	Current Sales Price at Price of Prior Year
RED BLUFF	2006	210,000	174,000	-17.1%	2005
CORNING	2006	187,750	165,000	-12.1%	2005
~TEHAMA COUNTY UNINC	2006	174,750	235,250	34.6%	
~TEHAMA		229,000			
TEHAMA COUNTY (Entire Region)		202,000	173,000	-14.4%	2005

~City has less than 10 sales in any year.

*Sales not included in the analysis are quitclaim deeds, trust transfers, partial sales, timeshares, multiple parcel transactions and non-reported document number transfers.

Data Source: Tehama County Recorder

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THE CITY OF RED BLUFF

2017/18 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	4,990	9	976
TRAs	21	1	12
Values			
Land	222,862,867	1,311,830	1,371,135
Improvements	663,318,233	0	3,720,872
Personal Property	31,792,481	0	26,747,890
Fixtures	9,341,896	0	10,660,589
Aircraft	0	0	33,605,074
Total Value	\$927,315,477	\$1,311,830	\$42,500,486
Exemptions			
Real Estate	89,273,236	0	0
Personal Property	15,877,124	0	916,136
Fixtures	3,828,336	0	737,550
Aircraft	0	0	408,492
Homeowners*	13,208,300	0	0
Total Exemptions*	\$108,978,696	\$0	\$1,653,686
Total Net Value	\$818,336,781	\$1,311,830	\$40,846,800

Combined Values	Total
Total Values	\$971,127,793
Total Exemptions	\$110,632,382
Net Total Values	\$860,495,411
Net Aircraft Values	\$33,196,582

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

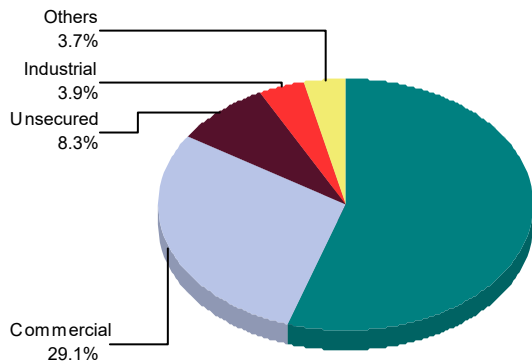
THE CITY OF RED BLUFF

2017/18 USE CATEGORY SUMMARY

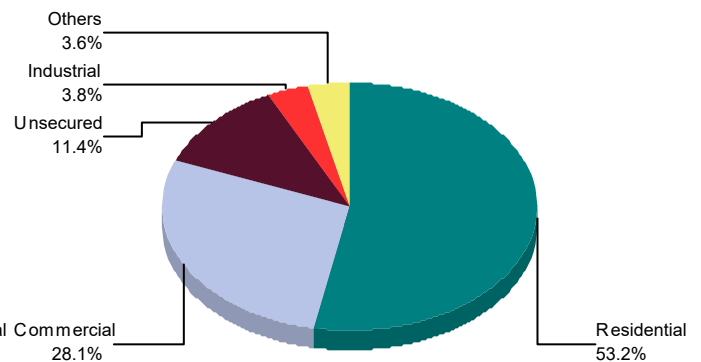
BASIC PROPERTY VALUE TABLE

Category	Parcels	Net Taxable Value	Revenue
Residential	4,000	\$491,740,930 (55.0%)	\$841,098.77 (53.2%)
Commercial	526	\$259,917,895 (29.1%)	\$444,212.51 (28.1%)
Industrial	79	\$35,161,316 (3.9%)	\$60,149.41 (3.8%)
Dry Farm	4	\$194,371 (0.0%)	\$333.31 (0.0%)
Govt. Owned	4	\$715,409 (0.1%)	\$1,227.10 (0.1%)
Institutional	45	\$5,541,659 (0.6%)	\$9,505.22 (0.6%)
Miscellaneous	20	\$602,427 (0.1%)	\$1,033.31 (0.1%)
Recreational	12	\$8,489,874 (0.9%)	\$14,562.17 (0.9%)
Vacant	300	\$11,243,604 (1.3%)	\$19,279.96 (1.2%)
Exempt	275	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[9]	\$1,311,830 (0.1%)	\$2,250.10 (0.1%)
Cross Reference	[183]	\$4,729,296 (0.5%)	\$8,110.39 (0.5%)
Unsecured	[976]	\$74,043,382 (8.3%)	\$180,482.01 (11.4%)
TOTALS	5,265	\$893,691,993	\$1,582,244.26

Net Taxable Value



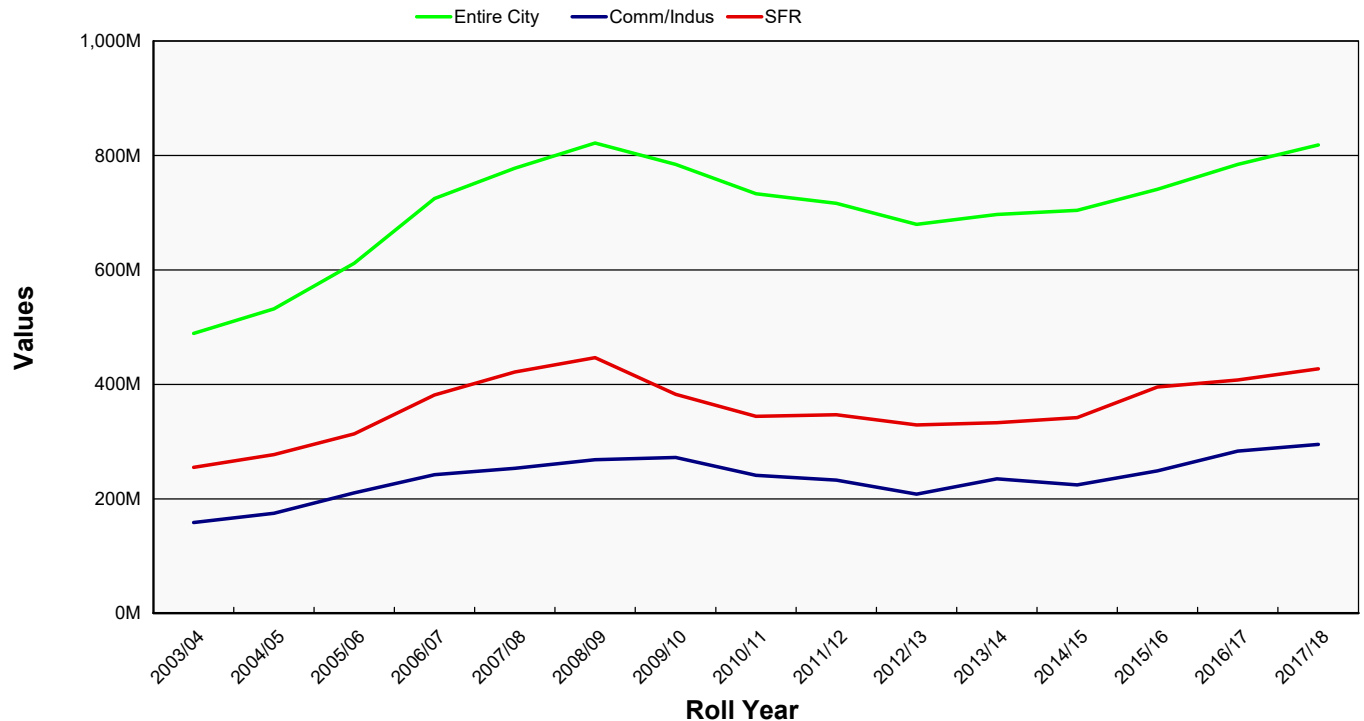
Revenue



Tax Year	Entire Region		Commercial-Industrial		Single Family Residential	
	Secured Values	% Change	Secured Values	% Change	Secured Values	% Change
2003/04	489,172,308		158,279,002		254,924,812	
2004/05	532,133,055	8.78%	174,893,303	10.50%	277,160,179	8.72%
2005/06	611,406,579	14.90%	210,222,739	20.20%	313,592,698	13.14%
2006/07	724,558,857	18.51%	242,293,263	15.26%	381,621,812	21.69%
2007/08	777,788,781	7.35%	253,140,939	4.48%	421,505,890	10.45%
2008/09	821,901,789	5.67%	268,518,626	6.07%	446,499,058	5.93%
2009/10	784,132,064	-4.60%	272,107,840	1.34%	382,659,565	-14.30%
2010/11	733,031,690	-6.52%	240,749,275	-11.52%	343,808,498	-10.15%
2011/12	716,360,214	-2.27%	232,350,221	-3.49%	347,094,423	0.96%
2012/13	679,645,266	-5.13%	208,129,832	-10.42%	329,225,372	-5.15%
2013/14	696,620,089	2.50%	234,823,352	12.83%	332,975,400	1.14%
2014/15	704,067,230	1.07%	224,033,439	-4.59%	341,726,532	2.63%
2015/16	740,926,728	5.24%	248,630,452	10.98%	395,516,272	15.74%
2016/17	784,434,144	5.87%	283,111,722	13.87%	407,551,530	3.04%
2017/18	818,336,781	4.32%	295,079,211	4.23%	427,158,889	4.81%

Entire Region Total Growth (15 years): **\$329,164,473**

Entire Region Average Annual Growth: **4.29%**



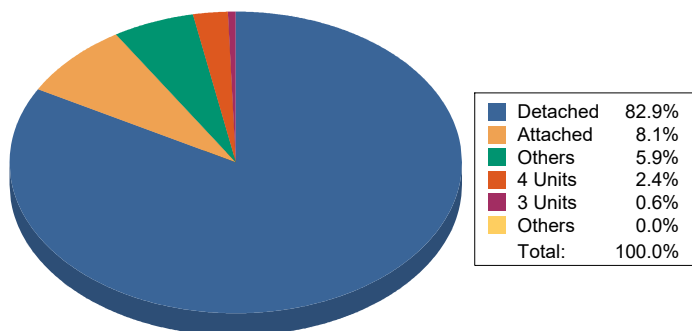
THE CITY OF RED BLUFF

RESIDENTIAL SUMMARY

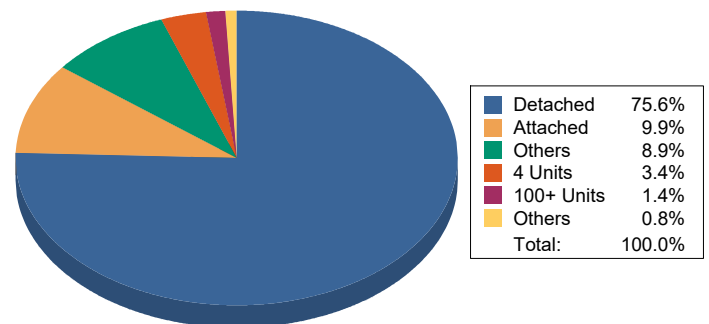
2017/18 Secured Roll Residential Housing Summary

Description	Parcels	% of Parcels	Taxable Value	% of Total Value	Approx. Units
Single Family Residential					
Detached	3,320	82.9%	\$371,938,651	75.6%	3,320
Attached	325	8.1%	\$48,856,034	9.9%	325
Mobile Home	118	2.9%	\$6,364,204	1.3%	118
Single Family Residential Totals	3,763	94.0%	\$427,158,889	86.9%	3,763
Multi Unit Residential					
3 Units	23	0.6%	\$3,938,080	0.8%	69
4 Units	96	2.4%	\$16,508,559	3.4%	384
2+ Units	4	0.1%	\$759,078	0.2%	8
100+ Units	2	0.0%	\$6,699,783	1.4%	200
11-20 Units	9	0.2%	\$2,221,431	0.5%	99
21-40 Units	6	0.1%	\$4,967,143	1.0%	126
41-100 Units	12	0.3%	\$9,526,038	1.9%	492
5-10 Units	30	0.7%	\$9,383,771	1.9%	150
Multi Unit Residential Totals	182	4.5%	\$54,003,883	11.0%	1,528
Other					
Misc	58	1.4%	\$10,578,158	2.2%	0
Other Totals	58	1.4%	\$10,578,158	2.2%	0
Totals	4,003	100.0%	\$491,740,930	100.0%	5,291
<i>Exempt Parcels (Included Above)</i>	3	0.1%	\$0	0.0%	2

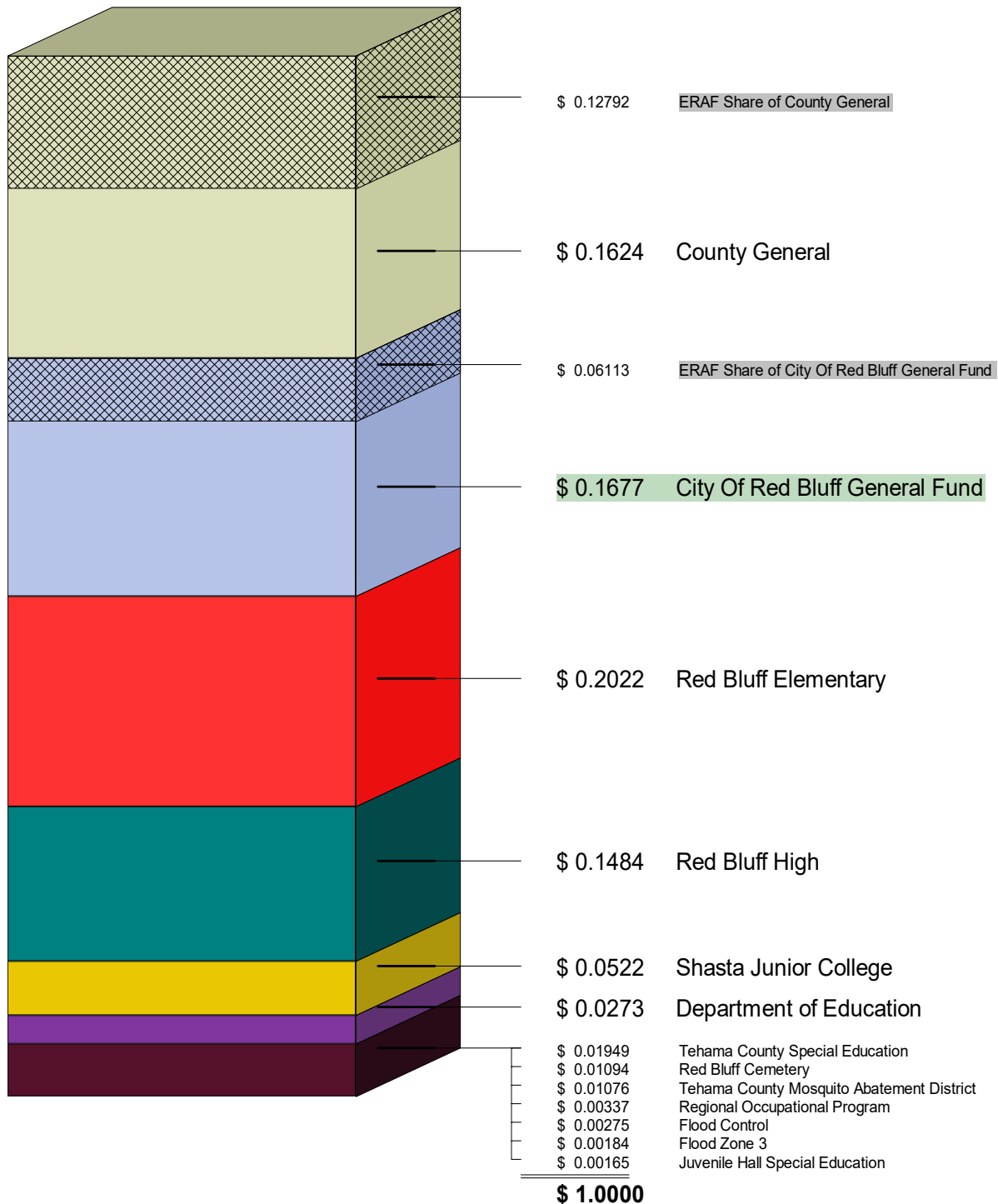
Parcel Counts



Taxable Values



THE CITY OF RED BLUFF PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 002-001, Excluding Redevelopment Factors & Additional Debt Service

Data Source: Tehama County Assessor 2017/18 Annual Tax Increment Tables

Prepared On 4/25/2018 By PC

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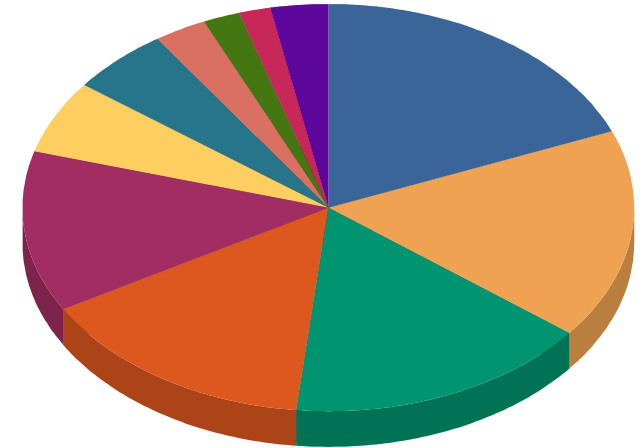
THE CITY OF RED BLUFF

2017/18 WEIGHTED AVERAGE SHARES

ATI Revenue by Agency for all NON SA TRAs within Selected Agency

Agency	Agency Description	Weighted Avg Share
30018	Red Bluff Elementary	18.859877%
10201	City of Red Bluff General Fund	16.716710%
01001	County General	16.150851%
30019	Red Bluff High	14.859708%
01001-ERAF	ERAF Share of County General	12.723396%
10201-ERAF	ERAF Share of City of Red Bluff General Fund	6.094897%
30401	Shasta Junior College	5.225248%
30201	Department of Education	2.739409%
30102	Tehama County Special Education	1.953027%
30001	Antelope Elementary	1.546920%
25003	Tehama County Mosquito Abatement District	0.871454%
20006	Red Bluff Cemetery	0.802269%
30301	Regional Occupational Program	0.336661%
20006-ERAF	ERAF Share of Red Bluff Cemetery	0.292002%
27003	Flood Control	0.226914%
25003-ERAF	ERAF Share of Tehama County Mosquito Abatement Distr	0.204199%
30103	Juvenile Hall Special Education	0.164562%
27004	Flood Zone 3	0.153929%
27003-ERAF	ERAF Share of Flood Control	0.047979%
27004-ERAF	ERAF Share of Flood Zone 3	0.029987%

Red Bluff Elementary	18.9%
City of Red Bluff General Fund	16.7%
County General	16.2%
Red Bluff High	14.9%
ERAF Share of County General	12.7%
ERAF Share of City of Red Bluff General Fund	6.1%
Shasta Junior College	5.2%
Department of Education	2.7%
Tehama County Special Education	2.0%
Antelope Elementary	1.5%
Others	3.1%
Total:	100.0%



100.000000%

NOTES: The share calculations do not take into account any override revenue. In counties where ERAF is not included in the TRA factors it may not be represented in the listing above. In those counties, the shares for non-school and non-fire district taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2017/18 Combined Tax Rolls

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TEHAMA COUNTY - 2017/18

REPRESENTATIVE GENERAL LEVY SHARE ESTIMATE

Estimate of City Representative Share of the General Levy before ERAF Shifts Applied by County Auditor

City	City Rate*	Other Rates*	Total
Red Bluff	0.2288		0.2288
Corning	0.1809		0.1809
Tehama	0.1228		0.1228
County Average:	0.1775	0.0000	0.1775

*The City tax rate is based on the largest non-redevelopment Tax Rate Area in each city; other rates include city-governed overlaying districts such as lighting or maintenance districts.



THE CITY OF RED BLUFF

PROPERTY TAX REVENUE - 2017/18

Estimated Revenue, Assuming Zero Delinquency, County Admin Fees Not Deducted

General Fund Summary - Non SA TRAs						
Roll	Non SA TRAs Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue
SEC	\$818,336,781	0.228119549	\$1,866,786.18	0.000000	\$0.00	\$1,866,786.18
UTIL	\$1,311,830	0.228792999	\$3,001.38	0.000000	\$0.00	\$3,001.38
UNS	\$40,846,800	0.228024559	\$93,140.74	0.000000	\$0.00	\$93,140.74
TOTAL	\$860,495,411	0.228116067	\$1,962,928.29	0.000000	\$0.00	\$1,962,928.29
+ Aircraft	\$33,196,582		\$110,655.27		\$0.00	\$110,655.27
Total Before Adjustments	\$893,691,993	0.232024408	\$2,073,583.56	0.000000	\$0.00	\$2,073,583.56
+ Adjustment for AB-8 Growth (Net effective Total Revenue Loss/Gain)			\$45,200.69			\$45,200.69
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$536,539.99			-\$536,539.99
Non SA TRAs Total	\$893,691,993	0.171016482	\$1,582,244.26			\$1,582,244.26
SB 2557 County Admin Fees (Current Year Actual Amount)						-\$57,669.00

Unitary Revenue	\$85,085.00
VLF Revenue	\$1,192,013.00

THE CITY OF RED BLUFF

NONRESIDENTIAL NEW CONSTRUCTION

2016/17 TO 2017/18 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
027-231-001-000	Industrial	Amerco Real Estate Company	1,089,240	1,161,895	+ 6.7%
027-231-005-000	Commercial	Northern Valley Indian Health	571,425	692,188	+ 21.1%
027-310-008-000	Commercial	Moon Paul R Et Al Trust Moon Revocabl	264,758	287,131	+ 8.5%
027-410-044-000	Institutional	Roman Catholic Bishop Of Sacramento	2,568,952	2,634,081	+ 2.5%
029-264-009-000	Commercial	George Growney Motors Inc	111,129	193,511	+ 74.1%
029-373-012-000	Commercial	Wells Fargo Bank N A	486,543	515,192	+ 5.9%
029-375-014-000	Commercial	Woods Jessie Trust R Christians Test Tru	185,192	193,245	+ 4.3%
029-383-010-000	Commercial	Anguiano Juan C R	235,000	246,750	+ 5.0%
029-421-001-000	Commercial	Sierra Asset Investments Llc	105,864	134,501	+ 27.1%
029-422-007-000	Commercial	Reyes Roberto And Reyes Consuelo	145,192	148,375	+ 2.2%
031-184-007-000	Institutional	Northern California Association Of 7Th D	912,429	932,561	+ 2.2%
033-032-001-000	Institutional	St Pauls Lutheran Church	131,298	148,923	+ 13.4%
033-036-004-000	Commercial	Gunsauls Michael A Et Al Trust Gunsauls	170,208	179,361	+ 5.4%
033-041-013-000	Commercial	20 20 Investments Llc	47,716	373,670	+ 683.1%
033-140-025-000	Commercial	Navone Mark S	728,400	767,680	+ 5.4%
033-180-088-000	Commercial	Walmart Stores Inc	17,039,700	20,065,280	+ 17.8%
033-230-084-000	Institutional	Bethel Assembly Of God Of Red Bluff	3,105,037	3,365,439	+ 8.4%
035-022-016-000	Industrial	Kennedy Daniel R	1,563,656	2,472,069	+ 58.1%
035-070-081-000	Institutional	Dignity Health	19,809,220	20,425,504	+ 3.1%
035-490-052-000	Industrial	Mansfield Dave Et Al	61,797	138,032	+ 123.4%
041-200-044-000	Commercial	International Union Of Operating Enginee	262,400	500,940	+ 90.9%
041-220-032-000	Commercial	Dudley Brother'S Investments Llc	3,000	123,060	+ 4,002.0%
22 Parcels Listed			49,598,156	55,699,388	+ 12.3%

This calculation reflects the 2017/18 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value **Increase** (as of the 2017/18 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.

Total Change in Non-Residential Valuation Due to New Development	6,101,232
Less Automatic 2.000% Assessors's Inflation Adjustment	-122,025
<u>Actual Change in Non-Residential Valuation</u>	<u>5,979,207</u>
<u>Change in Total Assessed Value</u>	<u>44,480,180</u>
= Alternate 2018/19 Appropriations Limit Factor	13.44%



THE CITY OF RED BLUFF

2017/18 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) WALMART STORES INC	1	\$27,471,523	3.35%				\$27,471,523	3.07%	Commercial City of Red Bluff General Fund
2) HELIBRO LLC				24	\$20,675,310	27.92%	\$20,675,310	2.31%	Unsecured City of Red Bluff General Fund
3) KUMAR HOSPITALITY INC	2	\$16,952,329	2.07%				\$16,952,329	1.90%	Commercial City of Red Bluff General Fund
4) BELLE MILL RETAIL PARTNERS LLC	2	\$12,047,000	1.47%				\$12,047,000	1.35%	Commercial City of Red Bluff General Fund
5) HOME DEPOT USA INC	2	\$8,078,990	0.99%				\$8,078,990	0.90%	Industrial City of Red Bluff General Fund
6) RALEYS INC	1	\$5,902,663	0.72%	1	\$1,597,310	2.16%	\$7,499,973	0.84%	Commercial City of Red Bluff General Fund
7) BENS TRUCK EQUIPMENT INC	13	\$5,823,547	0.71%	2	\$1,131,850	1.53%	\$6,955,397	0.78%	Commercial City of Red Bluff General Fund
8) CABERNET APARTMENTS ETAL	2	\$6,699,783	0.82%				\$6,699,783	0.75%	Residential City of Red Bluff General Fund
9) TEHAMA MEDICAL ARTS LLC	3	\$6,474,949	0.79%				\$6,474,949	0.72%	Commercial City of Red Bluff General Fund
10) ASSISTED LIVING FACILITIES INC	1	\$6,177,574	0.75%				\$6,177,574	0.69%	Residential City of Red Bluff General Fund
Top Ten Total	27	\$95,628,358	11.67%	27	\$23,404,470	31.61%	\$119,032,828	13.32%	
City Total		\$819,648,611			\$74,043,382		\$893,691,993		

Owner (Number of Parcels)	Assessed Value
1) WALMART STORES INC (1)	\$27,471,523
2) KUMAR HOSPITALITY INC (2)	\$16,952,329
3) BELLE MILL RETAIL PARTNERS LLC (2)	\$12,047,000
4) HOME DEPOT USA INC (2)	\$8,078,990
5) CABERNET APARTMENTS ETAL (2)	\$6,699,783
6) TEHAMA MEDICAL ARTS LLC (3)	\$6,474,949
7) ASSISTED LIVING FACILITIES INC (1)	\$6,177,574
8) RALEYS INC (1)	\$5,902,663
9) WALTON HOMESTEAD FAMILY LLC ETAL (15)	\$5,847,034
10) BENS TRUCK EQUIPMENT INC (13)	\$5,823,547
11) GREENVILLE RANCHERIA (7)	\$4,688,019
12) SINGH HOTEL GROUP LLC (2)	\$4,407,542
13) SUTTON FLORMANN LLC ET AL (1)	\$4,142,220
14) PATRICIA L ARRIGHI ET AL (1)	\$4,039,179
15) RAINTREE TWENTY-FOUR LLC (3)	\$3,756,319
16) DURANGO RV RESORTS RED BLUFF (3)	\$3,677,269
17) JOE WONG TRUSTEE (3)	\$3,604,094
18) CHRIS A DITTNER TRUST (6)	\$3,490,715
19) ECP TPB2 LLC (1)	\$3,400,000
20) 10815 GOLD CENTER LLC (1)	\$3,300,000
21) KELTON RED BLUFF INC (1)	\$2,966,974
22) DANIEL R KENNEDY (1)	\$2,940,706
23) ALLIED FARMS INC (5)	\$2,912,226
24) TANKLAGE FAMILY PARTNERSHIP (1)	\$2,881,500
25) SECOND RED BLUFF LLC (1)	\$2,775,105

The 'Est. Total Revenue' for each owner is the estimated revenue for that owner; the 'Est. Incr 1% Revenue' estimated the revenue apportioned as 1% increment. Although these estimated calculations are performed on a parcel level, county auditor/controllers' offices neither calculate nor apportion revenues at a parcel level. Top Owners last edited on 04/24/18 by PaulaC using sales through 02/28/18 (Version R.1)

Data Source: Tehama County Assessor 2017/18 Combined Tax Rolls and the SBE Non Unitary Tax Roll

Prepared On 4/25/2018 By PC

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Owner (Number of Parcels)	Assessed Value
1) HELIBRO LLC (24)	\$20,675,310
2) P J HELICOPTERS INC (16)	\$5,921,362
3) WALNUT STREET 738 LLC (1)	\$5,365,259
4) RED BLUFF CANCER CENTER INC (1)	\$2,050,640
5) SAVE MART SUPERMARKETS (1)	\$1,631,800
6) RALEYS INC (1)	\$1,597,310
7) FALCON CABLE SYSTEMS COMPANY II LP (1)	\$1,431,120
8) BENS TRUCK EQUIPMENT INC (2)	\$1,131,850
9) STARBUCKS CORPORATION (3)	\$1,068,790
10) PCCH DIGNITY HEALTH CORPORATION (2)	\$1,063,040
11) CONQUEST AVIATION INC (1)	\$1,008,279
12) LEPAGE COMPANY INC (2)	\$762,950
13) DE LAGE LANDEN FINANCIAL SERVICES INC (1)	\$663,300
14) DOLGEN CALIFORNIA LLC (2)	\$650,030
15) NITYAM LLC (1)	\$608,860
16) AARON RENTS INC (1)	\$588,480
17) SUBURBAN PROPANE LP (1)	\$502,780
18) CORNERSTONE COMMUNITY BANK (1)	\$500,845
19) RENAL TREATMENT CENTERS CA INC (1)	\$493,800
20) LINCARE INC (1)	\$490,800
21) MCCUEN CONSTRUCTION INC (1)	\$466,910
22) WILLIAM J MOORE DMD AND ASSOC (1)	\$461,490
23) CVS HEALTH CORPORATION (1)	\$417,100
24) GROCERY OUTLET INC (1)	\$380,470
25) NANCE CORPORATION (2)	\$377,406

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THE CITY OF RED BLUFF

SBE ASSESSED NONUNITARY UTILITIES - 2017/18 TAX YEAR

Energy Company Parcels							
Parcel	Map Number	TRA	Owner	Land Value	Improvement Value	Personal Property	Total Value
0135-52-0013-11	0135-52-032-01	002-001	Pacific Gas AND Electric COMPANY	100	0	0	100
1 Energy Company Parcel				\$100	\$0	\$0	\$100

Railroad Company Parcels							
Parcel	Map Number	TRA	Owner	Land Value	Improvement Value	Personal Property	Total Value
0843-52-0013-14	0872-52-011K-34	002-001	Union Pacific Railroad Company	958,400	0	0	958,400
0843-52-0013-15	0872-52-012-04	002-001	Union Pacific Railroad Company	84,000	0	0	84,000
0843-52-0013-16	0872-52-012-09	002-001	Union Pacific Railroad Company	92,970	0	0	92,970
0843-52-0013-17	0872-52-012-11	002-001	Union Pacific Railroad Company	60,000	0	0	60,000
0843-52-0013-18	0872-52-012-18	002-001	Union Pacific Railroad Company	63,250	0	0	63,250
0843-52-0013-19	0872-52-012D-31	002-001	Union Pacific Railroad Company	5,710	0	0	5,710
0843-52-0013-20	0872-52-012H-37	002-001	Union Pacific Railroad Company	37,800	0	0	37,800
0843-52-0013-21	0872-52-012J-40	002-001	Union Pacific Railroad Company	9,600	0	0	9,600
8 Railroad Company Parcels				\$1,311,730	\$0	\$0	\$1,311,730

Totals							
				Land Value	Improvement Value	Personal Property	Total Value
9 Utility Parcels Listed				\$1,311,830	\$0	\$0	\$1,311,830



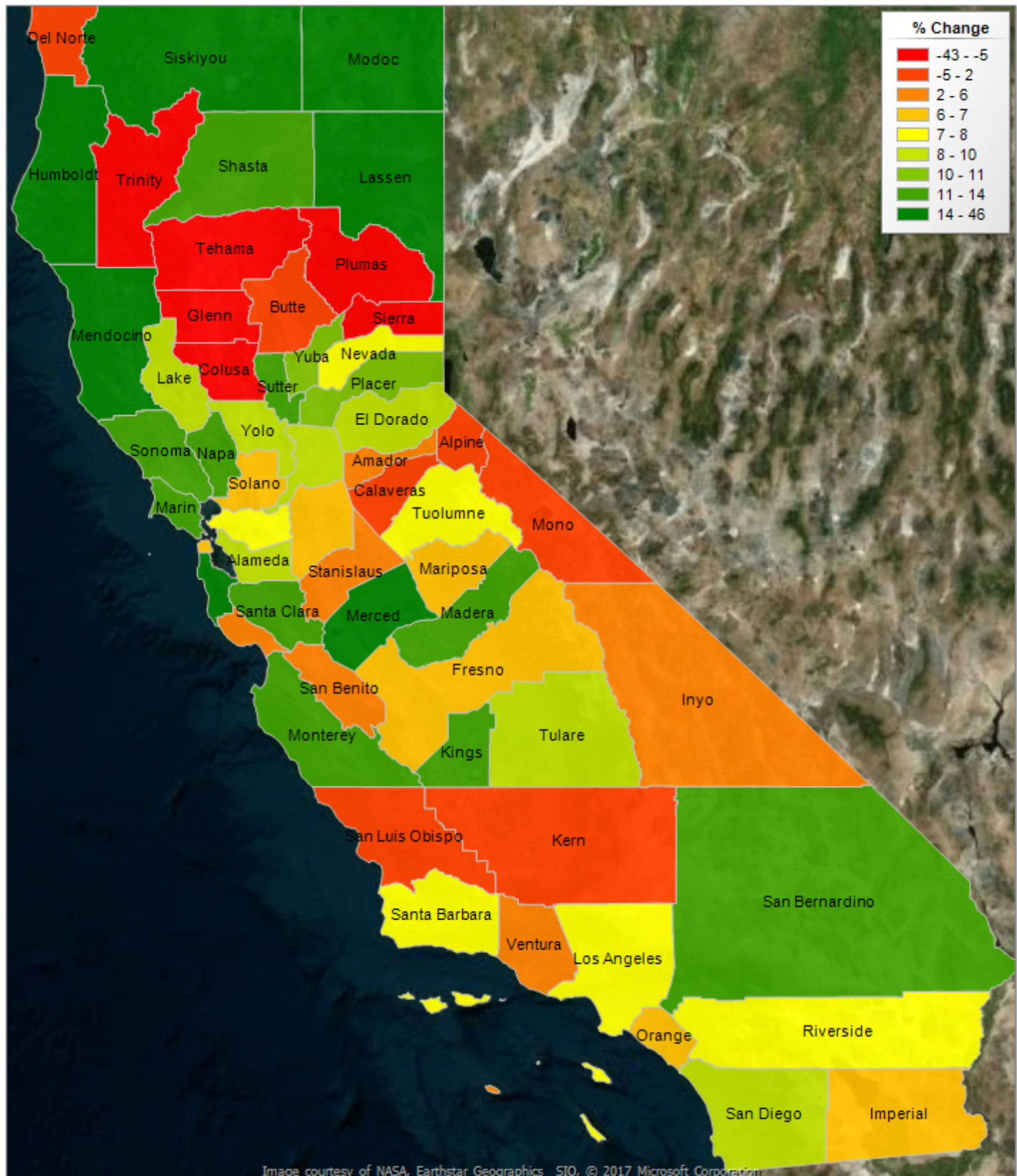
THE CITY OF RED BLUFF

2017/18 PARCEL CHANGE LISTING

Dropped Parcel	Added Parcel	TRA	Use Category	Owner	Situs	Dropped Net Taxable Value	Added Net Taxable Value
029-374-013-000		002-001	Commercial	Ehorn Ralph Et Al Trust Ehorn Family Revoca	845 Washington St	\$24,755	\$0
029-374-014-000		002-001	Commercial	Ehorn Ralph W Et Al Trust Ehorn Family Revoc	857 Washington St	\$192,779	\$0
	029-374-015-000	002-001	Commercial	Ehorn Family Revocable Trust 12 1992		\$0	\$37,738
	029-374-016-000	002-001	Commercial	Ehorn Family Revocable Trust 12 1992		\$0	\$184,144
039-282-029-000		002-003	Commercial	Snow Joel And Rhonda	490 Antelope Blvd	\$166,390	\$0
	039-282-030-000	002-003	Commercial	Snow Joel And Rhonda		\$0	\$168,190
039-290-005-000		002-003	Commercial	Hendricks Paulette	5 Chestnut Ave	\$599,323	\$0
	039-290-032-000	002-003	Commercial	Hendricks Paulette	5 Chestnut	\$0	\$602,698
041-050-012-000		002-003	Commercial	Ramelli David Trust Ramelli Trust 02 24 2010	240 Antelope Blvd	\$911,046	\$0
	041-050-044-000	002-003	Commercial	Ramelli David Trust Ramelli Trust 02 24 2010		\$0	\$929,266
5 Dropped Parcels		5 Added Parcels		Totals:		\$1,894,293	\$1,922,036

MEDIAN SFR SALES PRICE INCREASE

Percent change in median price June 2016 - June 2017



PROPOSITION 13 INFLATION ADJUSTMENTS

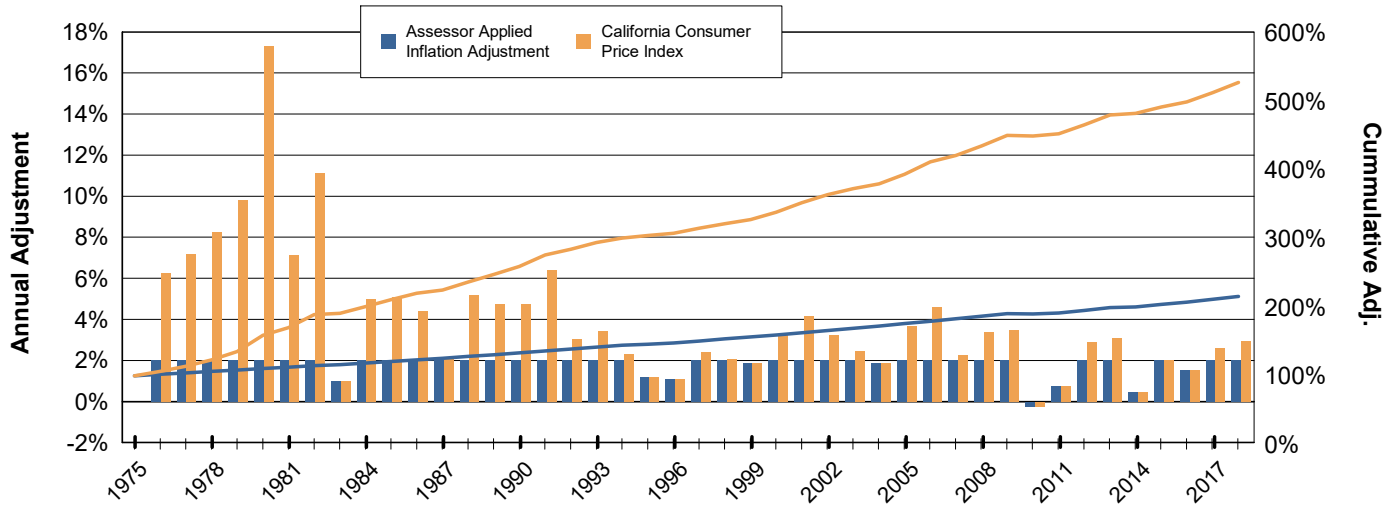
Roll Year	Assessor Applied Inflation Adjustments	Prop 13 Cumulative Adjustments	Statewide Actual CCPI Annual	Statewide Actual CPI Cumulative	Prop 13 Taxes on Property* \$100,000 (CPI Cap)	Property Taxes W/O Prop 13* \$100,000 (Actual CPI)
1975-76	0.000%	100.00%	0.000%	100.00%	\$1,000	\$1,000
1976-77	2.000%	102.00%	6.250%	106.25%	\$1,020	\$1,063
1977-78	2.000%	104.04%	7.170%	113.87%	\$1,040	\$1,139
1978-79	2.000%	106.12%	8.230%	123.24%	\$1,061	\$1,232
1979-80	2.000%	108.24%	9.830%	135.35%	\$1,082	\$1,354
1980-81	2.000%	110.41%	17.320%	158.80%	\$1,104	\$1,588
1981-82	2.000%	112.62%	7.130%	170.12%	\$1,126	\$1,701
1982-83	2.000%	114.87%	11.140%	189.07%	\$1,149	\$1,891
1983-84	1.000%	116.02%	1.000%	190.96%	\$1,160	\$1,910
1984-85	2.000%	118.34%	5.000%	200.51%	\$1,183	\$2,005
1985-86	2.000%	120.70%	5.100%	210.74%	\$1,207	\$2,107
1986-87	2.000%	123.12%	4.400%	220.01%	\$1,231	\$2,200
1987-88	2.000%	125.58%	2.095%	224.62%	\$1,256	\$2,246
1988-89	2.000%	128.09%	5.160%	236.21%	\$1,281	\$2,362
1989-90	2.000%	130.65%	4.730%	247.38%	\$1,307	\$2,474
1990-91	2.000%	133.27%	4.758%	259.15%	\$1,333	\$2,592
1991-92	2.000%	135.93%	6.400%	275.74%	\$1,359	\$2,757
1992-93	2.000%	138.65%	3.040%	284.12%	\$1,387	\$2,841
1993-94	2.000%	141.42%	3.440%	293.89%	\$1,414	\$2,939
1994-95	2.000%	144.25%	2.310%	300.68%	\$1,443	\$3,007
1995-96	1.190%	145.97%	1.194%	304.27%	\$1,460	\$3,043
1996-97	1.110%	147.59%	1.115%	307.66%	\$1,476	\$3,077
1997-98	2.000%	150.54%	2.399%	315.05%	\$1,505	\$3,150
1998-99	2.000%	153.55%	2.081%	321.60%	\$1,536	\$3,216
1999-00	1.853%	156.40%	1.853%	327.56%	\$1,564	\$3,276
2000-01	2.000%	159.53%	3.214%	338.09%	\$1,595	\$3,381
2001-02	2.000%	162.72%	4.172%	352.19%	\$1,627	\$3,522
2002-03	2.000%	165.97%	3.215%	363.52%	\$1,660	\$3,635
2003-04	2.000%	169.29%	2.459%	372.46%	\$1,693	\$3,725
2004-05	1.867%	172.45%	1.867%	379.41%	\$1,725	\$3,794
2005-06	2.000%	175.90%	3.665%	393.31%	\$1,759	\$3,933
2006-07	2.000%	179.42%	4.596%	411.39%	\$1,794	\$4,114
2007-08	2.000%	183.01%	2.269%	420.73%	\$1,830	\$4,207
2008-09	2.000%	186.67%	3.380%	434.95%	\$1,867	\$4,349
2009-10	2.000%	190.40%	3.477%	450.07%	\$1,904	\$4,501
2010-11	-0.237%	189.95%	-0.237%	449.00%	\$1,899	\$4,490
2011-12	0.753%	191.38%	0.753%	452.38%	\$1,914	\$4,524
2012-13	2.000%	195.21%	2.889%	465.45%	\$1,952	\$4,655
2013-14	2.000%	199.11%	3.081%	479.79%	\$1,991	\$4,798
2014-15	0.454%	200.01%	0.454%	481.97%	\$2,000	\$4,820
2015-16	1.998%	204.01%	1.998%	491.60%	\$2,040	\$4,916
2016-17	1.525%	207.12%	1.525%	499.10%	\$2,071	\$4,991
2017-18	2.000%	211.26%	2.619%	512.17%	\$2,113	\$5,122
2018-19	2.000%	215.49%	2.962%	527.34%	\$2,155	\$5,273
Totals					\$67,273	\$138,918

*Assumes the tax rate is limited to one percent per Proposition 13 although pre-Proposition 13 tax rates were not so limited.

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 4/25/2018 By PC

PROPOSITION 13 INFLATION ADJUSTMENTS



*Assumes the tax rate is limited to one percent per Proposition 13 although pre-Proposition 13 tax rates were not so limited.

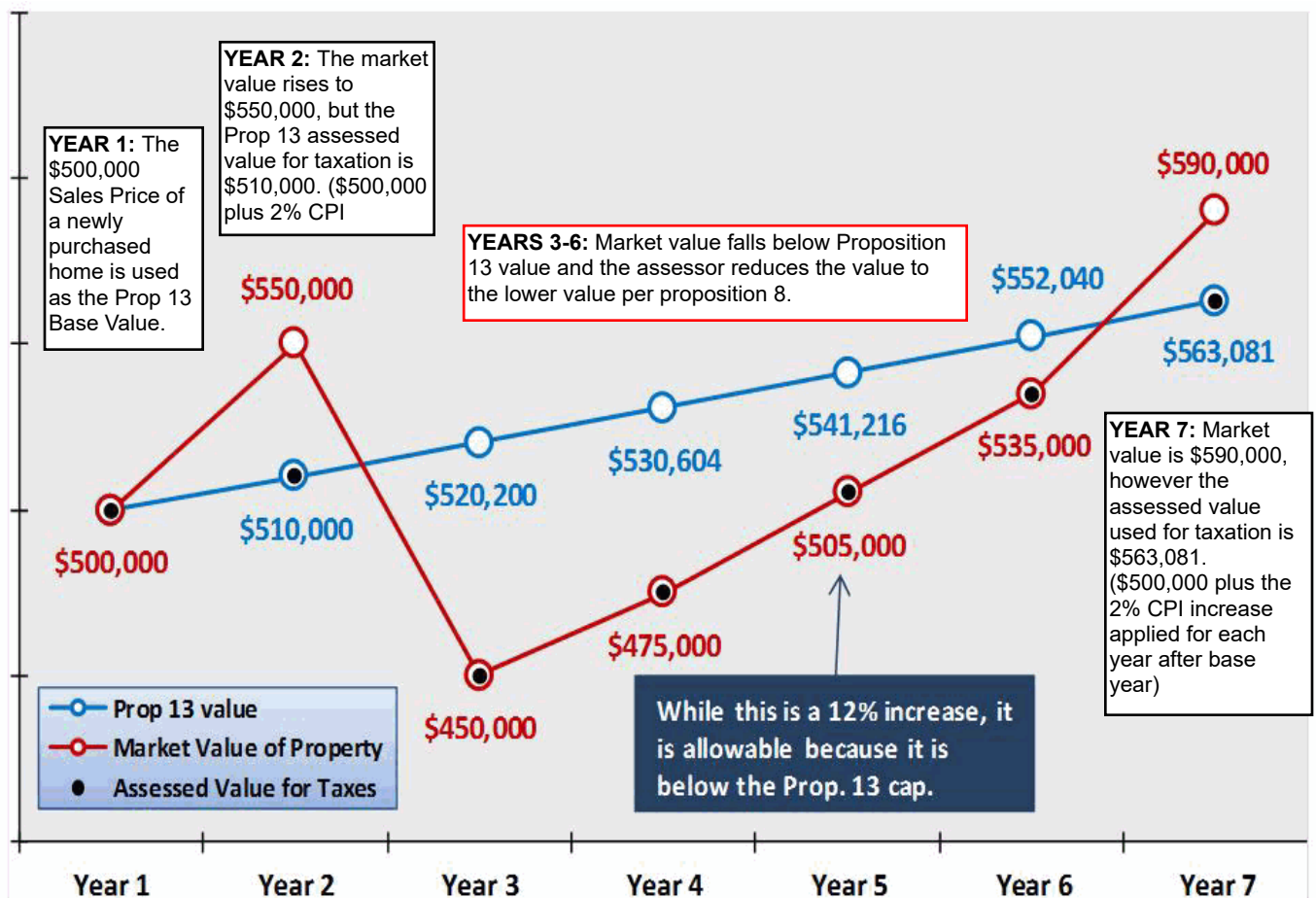
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Prepared On 4/25/2018 By PC

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Recapturing Proposition 8 Reductions

Proposition 13 caps the growth of a property's assessment at no more than 2% each year unless the market value of property falls lower. When property values decline Proposition 8 which was passed by the voters in 1978 allows the property to be temporarily assessed at the lower value. Once reduced, the assessed value and property taxes may increase by more than 2% a year as the property values rise during a real estate recovery. The "recaptured" values can be adjusted upward to the annually adjusted Proposition 13 cap (blue line below).





2018-19 GENERAL FUND REVENUE SPREADSHEET INSTRUCTIONS

If you take nothing else from this memo, please be aware of the following:

- The “Net GF Estimate” line on the supplied revenue estimate represents 2018/19 current year revenue in secured, unsecured and homeowner’s (HOX, HOPTR) revenue only. It does not include revenue from secured unitary, prior year, supplemental, or redemption revenue. Instructions are provided below to budget some of those revenue streams.
- If you budget secured and unsecured revenues separately, you should budget unsecured flat and subtract that amount from the “Net GF Estimate” to obtain your secured amount to budget.
- “Net GF Estimate” assumes 0% delinquency. The actual delinquency rate is between 1% and 2%.
- New construction is not represented in this estimate unless the property sold in 2017. You may enter new construction according to the guidelines below or leave it blank for a more conservative estimate.
- **THIS REPORT IS ONLY A GUIDE.** The most accurate estimate of future revenues would include factoring of some of the elements in this spreadsheet report against the actual secured, unsecured, and HOX revenues received for the current year. Current year revenues plus trending information specifically related to property transfers and new development in the general fund taxing district are all critical to the development of estimated general fund revenues.
- You know your community. If the estimate or its assumptions don’t seem to fit your community, please contact us to discuss your specific situation.

To discuss your spreadsheet with HdLCC staff, please call 909.861.4335 or email us at:

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Nichole Cone- ncone@hdlccpropertytax.com

Dave Schey - dschey@hdlccpropertytax.com

INFORMATION AND ASSUMPTIONS

This year the Assessor’s applied CPI factor is 2.0%. It is important to remember that all properties that have been granted Prop 8 reductions between 2008 and 2012 are required to be reviewed each year outside of the CCPI adjustment and any positive adjustment to those properties will likely exceed this 2.0% if granted value restorations.

We are providing you with our assumptions in developing the General Fund spreadsheet model for 2017-18. This will allow you to make educated changes based on local information and override our assumptions in the Excel version of this report if you feel we are not taking specific changes into consideration.

1. **CCPI** All real property not reduced per Proposition 8 by the county assessors will receive the 2.0% CPI adjustment. In reviewing the trending of Prop 8 reductions, many of our clients still have between 10%-15% of the single family residential properties in the Prop 8 review pool. Those properties will not receive the CCPI adjustment. Our model has calculated the CCPI to be applied to the real property values of non-Prop 8 reduced properties.
2. **TRANSFERS OF OWNERSHIP** For those properties that have sold between January and December 2017 we have calculated the difference between the value on the roll released for 2017-18 and the price paid for the property in the sale transaction and have provided that "market value" as an increase due to these sales.
3. **PROPOSITION 8 RECAPTURES – SINGLE FAMILY RESIDENTIAL** We have reviewed all single family residential properties that have sold during the full 2017 calendar year and have compared that sale price against 2016 transfers to ascertain the median price change between tax years. The median price change as a percentage is applied to each parcel in the pool that was previously reduced per Prop 8. The amount that can be restored for a single parcel is never more than a parcel's potential recapture amount with the next year's assessor's CPI included. While our data is good data, the assessors may be applying more subjective means for recapturing than the empirical data may suggest. All neighborhoods are not the same and some will see larger bumps than others. Our modeling applies this median increase percentage change across the board and not on a neighborhood basis. As the pool of Prop 8 parcels dwindles, we have included a new check that looks at the pre-recession peak median plus all intervening years of inflation. If the annual current median is more than 10% above the inflated pre-recession peak, no increase in value for Proposition 8 restorations will be calculated.
4. **PROPOSITION 8 RECAPTURES – NON-SINGLE FAMILY PARCELS** Gauging increases on non-single family parcels (commercial, industrial, multifamily residential and vacant) is more difficult. Due to the uniqueness of these properties, comparable sales and adjustments to Prop 8 reduced values are too difficult to forecast. For this reason, these positive adjustments are not a part of our estimate.
5. **BASE YEAR VALUES** In cities with former redevelopment agencies, base year values tend to remain constant and we don't anticipate any changes to base year values.
6. **PERSONAL PROPERTY VALUES** The personal property on the secured tax rolls and the unsecured property values are being budgeted flat at 2017-18 levels. This value is not a one size fits all, so any community with new development which supports tenants may see an increase in this value type. Conversely, moving or downsizing among existing tenants could result in a decline in this value type. Due to the large number of escaped assessments in Orange County, we have included a 10-year trimmed mean value for escapes in 2018/19 to prevent large fluctuations in the estimate based on these one-time corrections. Amounts are noted in the footnote.
7. **COMPLETED NEW CONSTRUCTION IN GENERAL FUND** Building permit or project completion information will be available from your city's building official. It is suggested that

you use November 2016 through October 2017 for the 2018-19 fiscal year. If newly constructed of residential units were sold during the 2017 calendar year, those sales transactions are included in the box identified as “Transfer of Ownership Assessed Value Change”, and should not be counted as new construction also. Properties built and granted certificates of occupancy and not sold before the end of 2017 can be included in the Completed New Construction box.

8. **RESIDUAL REVENUE** Our modeling does not provide an estimate for residual revenue the city/district may receive from the former RDA. We have a separate spreadsheet available that assists in the development of residual revenue projections for Successor Agencies. As an alternative you can budget the allocation received in 2017-18 flat.
9. **APPEALS** Appeal reductions are no longer included in our estimates. Determining the impact of appeals reductions for prior years on future year's values has become unreliable in the current climate. If you are aware of specific appeals that have been approved in the past year that will impact revenues going forward, please call us to discuss and we will revise the estimate.
10. **OIL AND GAS VALUES** In cities with refineries and oil reserves we have seen a decline in the valuation of the oil and gas storage and underground reserves due to falling oil prices in recent years. Revenue from these assets is being projected flat in our model. Please call us to discuss your estimate so that we can talk about what to expect in 2018/19.
11. **ANNEXATIONS** The model assumes that there are no new annexations. If there are annexations that are set to take effect with the 2018-19 roll year, the expected value added from the new territory should be added to the new construction line or call us to discuss.

Once you have developed an assessed value number for 2018-19, this value is multiplied by 1% and then that product is multiplied by the “City/District Share of 1% Tax Revenue” noted in the middle of the report in calculating your estimated general fund tax revenue. This is a weighted 1% share agency wide.

For NON-TEETER cities we have not factored for delinquent taxes. The delinquency rate is between 1% and 2% depending on the county surveyed. This is lower than the delinquency rates seen during the recession. No offset has been made for administrative fees charged by the county per SB 2557.

GENERAL PROPERTY TAX DISCUSSION

2017, the year that will be influencing the 2018-19 property values, was a year where we saw increases in median sale prices continue to inch upward, but in many counties at a slower pace than we have seen in the past couple of years. Potential increases in value due to the restoration of previously reviewed and reduced values per Proposition 8 will result in a more measured and limited impact to the forecasted budgeted growth. These Proposition 8 value reviews have always been a major challenge as we forecast property tax revenues because most of the county Assessors do not provide information to assist in this forecasting relative to their workload and potential restoration increases. In the 44 counties where we purchase and have analyzed the Proposition 8 recovery, the

average restoration statewide is at 75%. Only a handful of counties have seen less than 50% of those previously reduced values recaptured. Transfers of ownership in 2017, while not as strong as what was seen in 2016 in both number of sales and the year over year sale price increase, have still continued to move up slightly or flatten in some areas. The unavailability of inventory is driving some of the numbers. The continued growth of median sale prices may translate in some additional limited Proposition 8 recapturing.

HdL Coren & Cone has prepared our annual General Fund budget worksheet to assist you in estimating property tax and VLF (in-lieu) revenues for next fiscal year. Each year our revenue projection model is re-evaluated to account for changes in the real estate landscape that will impact the revenue stream in the coming year. The previous Proposition 8 administrative reductions performed by assessors will be addressed differently by appraisal staff in each county. In almost every county the current median sales prices have exceeded peak prices in the run-up before the recession and would support some limited restoration of previously reduced values. Our analysis of data has allowed us to identify single family residential properties that were reduced between 2008 and 2012. Some properties have subsequently sold from within those identified as having received reductions and because of the sale have now had their base value reset per Proposition 13 and have been removed from our analysis. Those homes remaining are likely to receive an upward adjustment for 2018-19 given current real estate market trends. The real question in each county is just how much of the current median sale price increase will be applied to properties as they are reviewed and start to reflect current market values. We encourage you to contact us, to ask questions, or to discuss our reasoning in this model. If you have a relationship with your county assessor, a simple question as to whether he/she will be implementing a similar, greater or lesser number or amount of reinstatements may give you much needed information. As city/district staff you may also have information that we have not received and that information, once applied to the revenue model, may change the outcome.

Pooled revenue sources such as supplemental payments, redemption payments in non-Teeter cities, tax payer refunds due to successful appeals, and one-time adjustments made by the assessor and reflected by auditor-controller apportionments are not included in this property tax revenue projection. These forecasted amounts tend to be less consistent and should be based on the allocations or reductions the city/district has seen on remittance advices over a multi-year period including your knowledge of events in the city or county that may impact your positive cash flow. Supplemental apportionments have been stabilizing with the flattening of sale prices and lower numbers of sales transactions. Redemption (delinquent) payments in non-teeter cities have remained somewhat constant over the past several years. These pooled revenue sources are difficult to quantify accurately.

The VLF in-lieu estimate is based on the change in Gross Taxable Value in the entire city which may be a different set of values for cities with redevelopment project areas. This revenue source is now tied to the property value change between tax years

THE CITY OF RED BLUFF

GENERAL FUND REVENUE ESTIMATE

2018-19 Revenue Estimate based on 2017-18 Values and Estimated Changes

	General Fund	VLFAA
General Fund and BY Values 2017-18	\$860,495,411	
Citywide Net Taxable Value 2017-18		\$893,691,993
Real Property Value (Incl. Prop 8 parcels)	\$817,436,470	\$817,436,470
CPI of Non Prop 8 Parcels (2.000%)	\$13,985,427	\$13,985,427
Transfer of Ownership Assessed Value Change	\$19,030,956	\$19,030,956
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$3,785,892	\$3,785,892
2018-19 Estimated Real Property Value	\$854,238,745	\$854,238,745
Base Year Values	\$0	Included in AV
Secured Personal Property Value (0.0% growth)	\$15,915,357	\$15,915,357
Unsecured Personal Property Value (0.0% growth)	\$25,831,754	\$59,028,336
Nonunitary Utility Value	\$1,311,830	\$1,311,830
Enter Completed New Construction		
2018-19 Estimated Net Taxable Value	\$897,297,686	\$930,494,268
Estimated Total Percent Change 2018-19	4.28%	4.12%
Taxed @ 1%	\$8,972,977	
Aircraft Value	\$33,196,582	
Average City Share 0.1710164823	\$1,534,527	
Aircraft Rate (.01 * 0.333333333)	\$110,655	
Enter Unitary Taxes Budgeted Flat		
Net GF Estimate for 2018-19	\$1,645,182	
Enter Suppl. Apportionment Recd. - Avg. 3 Yrs		
Enter Delinquent Apportionment Recd. - Avg. 3 Yrs		
Base Value of VLFAA		\$1,192,013
Estimated Change to VLFAA		\$49,111
VLFAA Estimate for 2018-19		\$1,241,124

NOTES:

- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2018-19, properties with prior Prop 8 reductions are not included in the CPI increase. Prop 8 parcel values are projected to be increased, decreased, or projected flat depending on median sale price changes until they are sold and reset per Prop 13.
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 100% of 2017-18 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: if completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value. Enter the value of new construction completed between Nov. 2016 and Oct. 2017.
- Supplemental and delinquent revenue allocations are pooled countywide and are erratic. They should be budgeted conservatively using historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.
- SB 2557 Administration Fees are not deducted from the general fund projections.

FIVE YEAR GENERAL FUND BUDGET PROJECTION – INSTRUCTIONS AND ASSUMPTIONS

Our 5-Year General Fund Revenue forecasting tool has many moving parts that need to be included and built upon in a multi-year forecast. Some parts of this equation are easier to forecast because we have solid resources to help with those factors including the CCPI adjustment per Prop 13, transfers of ownership between tax years and new construction projects completed between reporting years. Some of the elements are guesstimates based on trends and other information that may or may not be borne out in the data when it is released by the counties such as Prop 8 value restorations, supplemental apportionments, redemption apportionments (delinquent or prior year payments), unitary revenue and adjustments applied after the close of the tax roll.

With an eye on prior year trends relative to sales activity and Prop 8 values restored, and some historical factors for ownership changes over the past 13-25 years (depending on the county), we have developed a spreadsheet that, like our general fund single year tool, allows for some tweaking by city staff.

We are providing you with the assumptions considered in the development of the 5-Year General Fund Revenue Projection spreadsheet model to give you, the user, the detail behind the numbers. This knowledge allows you to make educated modifications based on more regional or local information that you may be aware of to over-ride our assumptions in the Excel version of this report. We recognize that with any tool that attempts to project property tax revenues out beyond one or two years, cities will be revising their projections annually as more current data becomes available. In the development of this product we have made the following assumptions:

1. **CONSUMER PRICE INDEX ANNUAL ADJUSTMENT** The California Consumer Price Index (the “CCPI”) for 2018-19 that has been approved by the State is 2.00%. In years 2-5 of the model, the CCPI has been forecast at the maximum allowable – **2%**. Properties that have been reduced by the assessor per Prop 8 are not included in this increase because they are tracked separately and reviewed annually with a potential increase different than the granted CCPI depending on the economic recovery.
2. **TRANSFERS OF OWNERSHIP** For the 2018-19 fiscal year, the actual value increase due to the transfers of ownership is included. For fiscal year 2019-20 and later, a growth rate is applied that is representative of the historical percentage of the value growth countywide that is a result of properties that have transferred ownership averaged over the past 13-25 years. That percentage is unique to the county where your City is located and is identified in the footnotes. This growth rate ranges from 1.06% to 3.00%, depending on the county.
3. **PROPOSITION 8 VALUE RESTORATION – SINGLE FAMILY RESIDENTIAL** Proposition 8 reductions in value are TEMPORARY and are applied by the assessor to recognize the fact that the current market value of a property has fallen below its trended Proposition 13 assessed value. For 2018-19 and later, properties with prior Prop 8 reductions are not included in the CCPI increase. They are projected flat until either the Assessor begins to restore value as the economy improves and median sale prices begin to increase or they are further reduced, or they sell and are reset per Prop 13.

Proposition 8 adjustments in the 5-year model are based on the projected growth in the median sale price of SFR homes. The report includes the estimated adjustment value of the remaining Prop 8 reduced properties that are likely to be restored in each of the next 5 years. The amount for 2018-19 is based on the data we have included in our single year forecast.

For the subsequent 4 years, the projection uses a progression of the projected median price change percentage as estimated by Zillow for calendar year 2018 and that percentage is scaled to a cautious estimate of 2% in

2022-23 to gauge the potential value restoration annually. Since this is one of the most difficult numbers to forecast given the lack of information from most Assessors' Offices, it will be one element that will be adjusted as the forecast is prepared and released in future tax years.

We have identified SFR properties that were previously reduced per Prop 8 and have subsequently sold from within this pool of properties and have been reset per Prop 13. Those sales have been reviewed over the past 8 years and have been factored into the equation used to reduce the overall pool of properties to be restored going forward.

Conversely, if the annual current median is more than 10% above the inflated pre-recession peak, no increase in value for Proposition 8 restorations will be calculated and any year shown.

4. **BASE YEAR VALUES** With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat. No growth factors have been applied and should not be considered as these values do not change during the life of the project unless granted a Malaki Adjustment.
5. **PERSONAL PROPERTY VALUES** Secured personal property and unsecured values are projected at 100% of the values reported in 2017-18. Unsecured escaped values may be included in the unsecured value. These assets are generally inconsistent and vary from year to year. Due to the large number of escaped assessments in Orange County, for this county only, we have included a 10 year trimmed mean for escapes in future years to prevent large fluctuations in the estimate based on these one-time corrections.
6. **COMPLETED NEW CONSTRUCTION** This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (i.e. November 2017 – October 2018 for the 2018-19 FY).
7. **POOLED REVENUE SOURCES** There are several revenues that are pooled and apportioned county-wide. These include supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be developed based on historical averages.
8. **APPEALS** Appeal reductions are no longer included in our estimates. Determining the impact of appeals reductions for prior years on future year's values has become unreliable in the current climate. If you are aware of specific appeals that have been approved in the past year that will impact revenues going forward, please call us to discuss and we will revise the estimate.
9. **OIL AND GAS VALUES** In cities with refineries and oil reserves we have seen a decline in the valuation of the oil and gas storage and underground reserves due to falling oil prices in recent years. Revenue from these assets is being projected flat in our model. Please call us to discuss your estimate so that we can talk about what to expect in 2018/19 and future years.
10. **ANNEXATIONS** The model assumes that there are no new annexations. If there are annexations that are set to take effect with the 2018-19 roll year, the expected value added from the new territory should be added to the new construction line or call HdL Coren & Cone to discuss
11. **WHAT IS NOT INCLUDED?**
 - The revenue model does not include any ad valorem voter approved debt service revenue.
 - The revenue forecast assumes 100% payment of taxes. Delinquency factors for non-Teeter cities have not been included. Depending on the county, delinquencies range between 1% and 2 ½%
 - The annual fee charged by the County (SB 2557) to administer property tax revenues is not included.

- Pass through payments and Residual Revenue allocations from the RPTTF derived from former redevelopment project areas are not included.

To discuss your spreadsheet with HdLCC staff, please call 909.861.4335 or email us at:

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Nichole Cone- ncone@hdlccpropertytax.com

Dave Schey - dschey@hdlccpropertytax.com



THE CITY OF RED BLUFF GENERAL FUND REVENUE ESTIMATE

2018-19 Revenue Estimate based on 2017-18 Values and Estimated Changes

General Fund	2018-19	2019-20	2020-21	2021-22	2022-23
General Fund and BY Values	\$860,495,411	\$897,297,686	\$931,084,674	\$965,195,085	\$999,651,941
Real Property Value (Incl. Prop 8 parcels)	\$817,436,470	\$854,238,745	\$888,025,733	\$922,136,144	\$956,593,000
CPI of Non Prop 8 Parcels (Max 2.0%)	\$13,985,427	14,645,764	15,334,698	16,048,686	16,908,174
Transfer of Ownership Assessed Value Change	\$19,030,956	14,252,323	14,761,655	15,276,068	15,791,310
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$3,785,892	\$4,888,900	\$4,014,059	\$3,132,102	\$2,122,406
Estimated Real Property Value	\$854,238,745	\$888,025,733	\$922,136,144	\$956,593,000	\$991,414,890
Base Year Values	\$0	\$0	\$0	\$0	\$0
Secured Personal Property Value (0.0% growth)	\$15,915,357	\$15,915,357	\$15,915,357	\$15,915,357	\$15,915,357
Unsecured Personal Property Value (0.0% growth)	\$25,831,754	\$25,831,754	\$25,831,754	\$25,831,754	\$25,831,754
Nonunitary Utility Value (0.0% growth)	\$1,311,830	\$1,311,830	\$1,311,830	\$1,311,830	\$1,311,830
Enter Completed New Construction					
Estimated Net Taxable Value	\$897,297,686	931,084,674	965,195,085	999,651,941	1,034,473,831
Estimated Total Percent Change	4.28%	3.77%	3.66%	3.57%	3.48%
Taxed @ 1%	\$8,972,977	\$9,310,847	\$9,651,951	\$9,996,519	\$10,344,738
Aircraft Value	\$33,196,582	\$33,196,582	\$33,196,582	\$33,196,582	\$33,196,582
Average City Share 0.1710164823	\$1,534,527	\$1,592,308	\$1,650,643	\$1,709,570	\$1,769,121
Aircraft Rate (.01 * 0.333333333)	\$110,655	\$110,655	\$110,655	\$110,655	\$110,655
Enter Unitary Taxes Budgeted Flat					
Net GF Estimate	\$1,645,182	\$1,702,964	\$1,761,298	\$1,820,225	\$1,879,776
Enter Suppl. Apportionment - Average 3 Yrs.					
Enter Delinquent Apportionment - Average 3 Yrs.					



THE CITY OF RED BLUFF GENERAL FUND REVENUE ESTIMATE

2018-19 Revenue Estimate based on 2017-18 Values and Estimated Changes

VLFAA	2018-19	2019-20	2020-21	2021-22	2022-23
Citywide Net Taxable Value	\$893,691,993	\$930,494,268	\$964,281,256	\$998,391,667	\$1,032,848,523
Real Property Value (Incl. Prop 8 parcels)	\$817,436,470	\$854,238,745	\$888,025,733	\$922,136,144	\$956,593,000
CPI of Non Prop 8 Parcels (Max 2.0%)	\$13,985,427	\$14,645,764	\$15,334,698	\$16,048,686	\$16,908,174
Transfer of Ownership Assessed Value Change	\$19,030,956	\$14,252,323	\$14,761,655	\$15,276,068	\$15,791,310
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$3,785,892	\$4,888,900	\$4,014,059	\$3,132,102	\$2,122,406
Estimated Real Property Value	\$854,238,745	\$888,025,733	\$922,136,144	\$956,593,000	\$991,414,890
Secured Personal Property Value (0.0% growth)	\$15,915,357	\$15,915,357	\$15,915,357	\$15,915,357	\$15,915,357
Unsecured Personal Property Value (0.0% growth)	\$59,028,336	\$59,028,336	\$59,028,336	\$59,028,336	\$59,028,336
Nonunitary Utility Value	\$1,311,830	\$1,311,830	\$1,311,830	\$1,311,830	\$1,311,830
Enter Completed New Construction					
Estimated Net Taxable Value	\$930,494,268	\$964,281,256	\$998,391,667	\$1,032,848,523	\$1,067,670,413
Estimated Total Percent Change	4.12%	3.63%	3.54%	3.45%	3.37%
Base Value of VLFAA	\$1,192,013	\$1,241,124	\$1,286,177	\$1,331,707	\$1,377,651
Estimated Change to VLFAA	\$49,111	\$45,053	\$45,531	\$45,944	\$46,427
VLFAA Estimate	\$1,241,124	\$1,286,177	\$1,331,707	\$1,377,651	\$1,424,078

NOTES:

- Transfer of Ownership Assessed Value Change: For years 2019-20 and later a growth rate is applied that is representative of the historical average rate of real property growth due to properties that have transferred ownership. The percentage used in Tehama County of 1.64% is applied to real property value.
- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2018-19 and later, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.
- Where they exist, prop 8 restoration adjustments are based on projected median SFR home price growth. For this projection the following median year to year percentage changes are used for Red Bluff: 2019-20 @ 4.2%; 2020-21 @ 3.5%; 2021-22 @ 2.7%; 2022-23 @ 2.0%;
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 100% of 2017-18 levels. Unsecured escaped assessments may be included in the unsecured value. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (i.e. Nov. 2016 - Oct. 2017 for the 2019-20 FY). If completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value.
- Pooled Revenue Sources include supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be developed based on historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.

Prepared on 4/25/18 Using Sales Through 2/28/18

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL Coren & Cone

DESCRIPTION OF PROPERTY TAX REPORTS

Roll Summary Graph

Displays by value type (land, improvements, personal property, and exemptions) the value deviations between the current tax year and each of the prior 5 tax years. The lower portion of the graph identifies the total assessed value and net taxable assessed value comparisons.

Agency Value Change Summary

Displays the net assessed value change and percent change between the current and prior years for the general fund agencies and any former redevelopment areas.

Growth By Use Category

Lists the net taxable value and assessment counts for each category in the current and prior years. This report is especially useful to identify significant changes due to new development, new housing, unfilled exemptions or changes in the unsecured roll.

Prop 8 Potential Recapture History

This report calculates potential reinstatement of previous Assessor applied Proposition 8 reductions based on median sale price data and numbers of transactions in the most recent calendar year as factored against the trended Prop 13 value of all properties previously reduced. The report also includes the number of properties that have sold from within the same pool of reduced values thereby resetting those properties to the current market value and rendering them ineligible for future recapturing.

City Growth Comparison

This is a countywide report comparing each city's growth between the two most recent tax years. This report displays both the value change in the Entire City between tax years as well as the percentage growth for every City in the county. If the term "No Data Available" is shown, the City associated with that term is newly incorporated and did not exist in the prior year.

Top 40 Net Taxable Secured Value Change Listing

The largest valuation deviations - increases and decreases are shown on this graph with APN, Owner Name, Situs Address where available, Current Assessed Value, and Value Increase or Decline.

Secured Value Change History Listing

A review of the top 40 largest parcel deviations over the past 5+ years. It assists in identifying properties, which fail to have exemptions applied before the roll is released; properties that have transferred ownership and sold below their prior assessed value, and distinguishes those owners, which have successfully appealed their property values.

Transfer of Ownership

5-Year summary of sales transactions of SFR, properties other than SFR and all properties detailed by Entire City, General Fund and Combined SAs. This report provides the original assessor's enrolled value of the properties sold, the sales price paid and the differential value expected to be enrolled for the following tax year. Only full valued sales are tracked in this report.

Sales Value History - Detached SFR

Multi-year summary of the average and median sales prices and number of sales of full value sales for detached single family residential transactions.

Comparison of Median Sale Price to Peak Price

As a result of the recent economic downturn, many cities and districts realized a large decline in the median sale prices from those seen at the peak of the real estate bubble. This report shows the year each city within a county saw their highest peak price, what that price was, what the current price is, the percent the current peak price is off of the peak, and how far back in time one must go to find the current price point as the then median sale price.

Roll Summary

Report detailing land, improvement, fixtures, personal property, and exemptions for each taxing agency. The value of this report is that city staff can readily see where deviations occur from one year to the next.

Category Summary

This table summarizes parcels within the city by use code and provides number of parcels, assessed value and property tax information. The report can be also be prepared for Absentee Owned, Pre Prop 13, or special geographic assembly requested by the city.

Residential Summary

This report categorizes the secured residential parcels by sub use codes to illustrate the number of single family detached homes in comparison to condos. The report also details the multi-unit residential parcels by unit count and approximate total units citywide.

Tax Dollar Breakdown Graph

The breakdown of the county's 1% general levy factor file is displayed, with those portions of the tax collected for the City highlighted, for illustrative purposes. This report looks at the largest value, non-redevelopment TRA (tax rate area) as a representative breakdown. In some counties, the ERAF (Educational Revenue Augmentation Fund) shift is not calculated on the TRA level.

Average and Basic Revenues

This report provides for every taxing jurisdiction the weighted average share of all tax rate areas assigned to the respective agency within a city, agency or district. Due to the fact that each tax rate area may have a different share of the 1% levy, these weighted averages are the most representative collective shares of any taxing jurisdiction.

Representative General Levy Share Estimate

Each city's share of the 1% is listed for comparative purposes. In addition to the general fund's share, any general fund related share (e.g. lighting, maintenance, etc.) is listed in the second column. Please be aware that if your county does not shift ERAF at the tax rate area level, the rates shown will be the city's pre-ERAF share. For more information, contact our office.

Property Tax Revenue Estimate

By using the information from the Agency Reconciliation Report, the Base Year Value Report, the County file detailing the breakdown of the 1% General Tax Levy and voter approved debt, the lien date roll is extended, and property tax revenue estimates are provided for mid-year budgeting purposes.

Non-Residential New Construction

A listing that calculates non-residential growth for increasing a City's Gann Limitation as a result of Proposition 111.

Top Secured Property Owner/Taxpayer Summary

These listings are compiled by a computer sort of all parcels owned by the same individual or group of individuals with a common mailing address. This assembly of parcels provides information about the largest overall secured property owners and/or taxpayers. The Top Ten Property Taxpayers includes the percentage of the entire tax levy attributed to a taxpayer as well as the use code and taxing jurisdiction of the property owner.

Secured Parcel Change Listing

This listing details the parcels that were dropped or added between roll years.

Appeals Impact Projection (where available)

City or Agency Top 25 Owner Appeals History

This section takes the current year Top 25 Owners and performs the same analysis, which was executed above to calculate the historical experience of successful appeals files by these owners. In most cases, since the Top 25 Owners own the highest valued parcels, their loss experience and reduced values exceed those of the remainder of the city or redevelopment project area in the analysis.

City or Agency Pending Appeals Impact Projection:

The third section of this report looks at the annual success ratios and based on those ratios, calculates the potential assessed value and tax losses of each years' pending appeals based on that year's experience. Since many of the appeals filed in the most current year have not yet been scheduled for hearings, we use the city or agency-wide average for all years to calculate the revenue loss for that year.

Tax Increment Projection

Prior year history and future projections are calculated for redevelopment project areas factoring in pass through-agreements, housing set aside amounts and county administrations fees.

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