

RED BLUFF PROPERTY TAX SUMMARY 2021-22

The COVID19 pandemic while it delayed home and property sales in the 2020 calendar year, did not significantly impact the growth most communities experienced due to the transfer of ownership element as reflected in the 2021-22 fiscal year. The stay-at-home orders and business closures and economic impacts DID impact the overall growth experienced as the annual CPI granted was 1.036% roughly ½ of the growth usually seen from this growth indicator. New construction in process continued as this sector did not see a decline, however the shortages of building supplies did influence growth in new construction starts in the second half of the year. The year over year increase citywide was \$50.6 million, slightly higher than last year's overall growth and an increase of 4.8%. The overall growth as a percentage was .2% less than that reported in 2020-21. The reason for this is primarily the lower CPI adjustment granted.

Residential use values increased 6.8% total of \$40.5 million and represented 80% of all growth experienced in the City. This year's growth was more than what was seen in 2020-21 in this category by \$12 million. Commercial properties were flat with an increase of 0.6% year over year and an increase of \$1.8 million. The industrial uses added \$8 million for growth of 9.6% for this category about 3 times the increase experienced last year. The vacant properties reported modest growth on the same number of vacant parcels that were in this use category last year. There were several parcels that were annexed into Red Bluff that were added to the list as others that have been developed have been assigned new use codes and have been removed. Miscellaneous uses posted a decline of \$95,704 reflecting a decline by the assets owned by Falcon Cable Systems Company. The balance of the use category posted growth in line with the CPI granted of 1.036%.

Unsecured assets in Red Bluff increased 8.0% or 9.6 million due to the addition in values reported by Helibro LLC at 903 Langley Way. The combined increase was \$11.1 million which exceeded the overall growth in this category. Depreciation and the removal of assets by other businesses accounted for the offset. The largest decline was reported by an airplane owned by Walnut Street 738 LLC with a removal of an airplane at the Red Bluff airport valued at \$4.2 million. This company is located in Cottonwood. PF Redwood Fitness at 1025 S. Main Street increased their business property assets by \$2 million. There were 135 new business assessments added this year and 121 businesses that are no longer reporting at their location for a net decrease of \$2.6 million. The 870 owners of business and personal property reporting in each year posted an increase of \$10.7 million for the overall increase noted above.

Our analysis of previously reduced SFR values per Prop 8 shows that as a result of the price increases reported last year, the assessor has processed additional homes for increases reflected in the 2021-22 roll. 492f homes were reviewed for upward increases; and the amount of the overall increase was 3 times that granted in 2020-21. There was some sale price contraction in the County in 2019 which was considered last year, and the sale activity growth and price increases seen during the pandemic impacted this increase in restoring previously reduced values. There are still 363 homes under review down from 1,200 at the peak of the recession and there is still \$17 million left to be restored on homes reduced since 2008. 9.9% of Red Bluff's homes are still under review. If all values were to be restored in a single year, the addition would be the equivalent of adding 1.5% to the overall values of the City. Since the assessor will not restore all of these values in a single year, this will not be a significant amount, and the city should not expect any recovery will enhance the revenue's bottom line.

LARGEST INCREASES: *34 of the top 40 deviations were positive.*

- The largest increase was reported on commercial property owned by Patrick Gorham at 1635 Main Street with an increase of \$2.1 million. This is a former vacant site that has seen improvements added

this year. The property was purchased in 2019 and a self storage development has been added. This is the location of the Chaney Self Storage.



- Commercial property at 2800 Main Street owned by Jaswant Singh increased \$1.3 million reflecting growth due to a purchase price of \$5.1 million paid for this hotel site in 2020. This is the location of the Holiday Inn and Suites Red Bluff Redding.

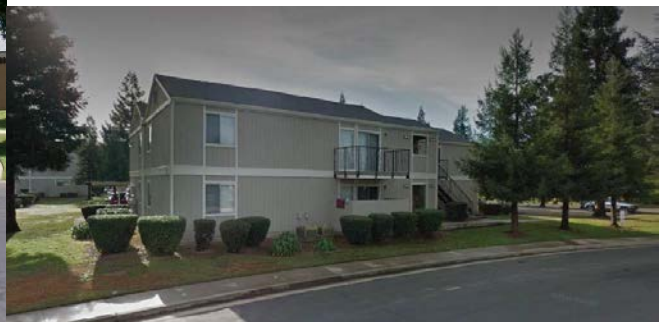


- 2 multifamily residential sites owned by Cabernet Apartments at 21 Gamay Court and 15 Cabernet Court posted a collective increase of \$1.6 million after the improvement values on each of these sites was increased between tax years.

15 Cabernet Court



21 Gamay Court



- Commercial property owned by Jamad Properties LLC at 5 Sutter Street increased \$487,429. This is the Days Inn by Wyndham that was purchased last year for \$1,525,000 for the increase noted after the sale price has been enrolled as the market value this year.



- Residential property owned by the Kenneth Boone at 1535 Carl Court was purchased last year after this former vacant site was developed with a single family home. The sale price of \$445,000 was enrolled for an increase of \$436,622.
- Residential property owned by the Joseph Fournier at 1440 Acacia Street was purchased last year after this former vacant site was developed with a single family home. The sale price of \$430,500 was enrolled for an increase of \$422,122.
- Commercial property owned by Dwayne Casteel 1055 Main Street increased \$344,375 after this property was purchased last year for \$669,000.



LARGEST DECLINES

- The largest decline was on a residential property owned by Dignity Health at 2580 Sister Mary Columba Dr. after there was an application of an exemption for this hospital use before the release of the roll this year for a reduction of \$1.5 million.
- Commercial property owned by Walmart Stores Inc at 650 Luther Road reported a decline \$1.1 million between tax years. The property did not report a change in ownership and the reduction is in line with the granting of a successful appeal.

- A commercial property at 90 Sale Lane owned by Singh Hotel Group LLC received a reduction of \$722,100 after the granting of an appeal for this Comfort Inn. Assessors throughout the State applied proactive Prop 8 reviews of hospitality industry businesses impacted by the COVID pandemic.
- A residential property owned by Assisted Living Facilities at 705 Luther Road declined \$630,000 between tax years. There was no sale transaction or exemption applied and the reduction appears to be the granting of an appeal action. This is the Lassen House Senior Housing site.



- Commercial property owned by Waste Connections of California at 1805 Airport Blvd. posted a reduction of \$388,510 after reporting fewer personal property assets on this property between tax years. This is the location of Green Waste of Tehama.

Sale Price TRENDS:

With the first 6 months of sales data processed for 2021, SFRs are selling for 9.38% more than in the previous calendar year. Prices for the full calendar year 2020 increased 14.87% after a year of lower price increases in 2019. The price of all SFR in 2021 is \$245,000 which is \$48,500 higher than the peak price experienced in 2007 at \$196,500. The increased sale price exceeded the previous historical high for the first time in 2020 later than many recoveries we have seen throughout the State. Increased prices are being driven by fewer properties being offered for sale and the lower interest rates for home loans. This element has contributed significantly to the growth we have seen between tax years over the past couple of years and the trends we are seeing continue to make this growth component a positive factor in the 2022-23 forecast as long as the trends continue as we have seen in the first half of 2021.

THE CITY OF RED BLUFF

2021/22 PROPERTY TAX REVIEW

	2020/21	2021/22	Value Change	% of Total
Total	\$1,050,738,774	\$1,103,614,532	\$52,875,758	
Parcel Adds/Drops Net Change		-0.12%	-1,225,957	-2.3%
Net Value Change from CPI 1.036% Growth		0.75%	7,932,188	15.0%
Unsecured Value Change		0.77%	8,059,332	15.2%
Cross-Reference Value Change		0.00%	42,558	0.1%
Prior Year Transfer of Ownership		2.70%	28,366,454	53.6%
Non-Residential New Construction		0.07%	747,868	1.4%
Residential New Construction		0.22%	2,346,395	4.4%
Prop. 8 - Recaptured Value - SFR		1.09%	11,429,066	21.6%
Prop. 8 - Recaptured Value - Non-SFR		0.25%	2,593,696	4.9%
Other Changes*		-0.71%	-7,415,842	-14.0%
Total		5.03%	52,875,758	100.0%

Total 1% Share Revenue		
10201	City of Red Bluff General Fund	\$1,964,615
VLFAA Property Tax Revenue		
	City VLF	\$1,495,088

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	5.03%	11.54%
Countywide	6.34%	4.26%

Year to Year Value Change by Use Category

<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>	<u>% of Total</u>
Residential	\$40,500,929	6.75%	76.60%
Commercial	\$1,858,160	0.65%	3.51%
Industrial	\$1,740,706	4.06%	3.29%
Dry Farm	\$2,161	1.03%	0.00%
Govt. Owned	\$3,259	1.04%	0.01%
Institutional	\$60,961	0.84%	0.12%
Miscellaneous	-95,704	-20.34%	-0.18%
Recreational	\$75,065	0.87%	0.14%
Vacant	\$375,413	3.24%	0.71%
SBE Nonunitary	\$252,918	12.57%	0.48%
Cross Reference	\$42,558	0.83%	0.08%
Unsecured	\$8,059,332	9.56%	15.24%

Notes:

- The largest increase was reported on commercial property owned by Patrick Gorham at 1635 Main Street with an increase of \$2.1 million. This is a former vacant site that has seen improvements added this year. Cheney Self Storage.
- Commercial property at 2800 Main Street owned by Jaswant Singh increased \$1.3 million reflecting growth due to a purchase price of \$5.1 million paid for this hotel site in 2020. This is the location of the Holiday Inn and Suites Red Bluff Redding.
- 2 multifamily residential sites owned by Cabernet Apartments at 21 Gamay Court and 15 Cabernet Court posted a collective increase of \$1.6 million after the improvement values on each of these sites was increased.
- The largest decline was on a residential property owned by Dignity Health at 2580 Sister Mary Columba Dr. after there was an application of an exemption for this hospital use before the release of the roll this year for a reduction of \$1.5 million
- The CCPI for 2022-23 is trending above 2%.

Top 10 Taxpayers Based on Net Values 2021/22	Rank	Top 10 Taxpayers Based on Net Values 2020/21
HELIBRO LLC	1	WALMART STORES INC
WALMART STORES INC	2	KUMAR HOTELS INC
KUMAR HOTELS INC	3	HELIBRO LLC
BELLE MILL PROPERTY OWNER LLC	4	BELLE MILL PAD OWNER LLC
P J HELICOPTERS INC	5	P J HELICOPTERS INC
HOME DEPOT USA INC	6	RALEYS INC
CABERNET APARTMENTS ETAL	7	HOME DEPOT USA INC
RALEYS INC	8	CABERNET APARTMENTS ETAL
GREENVILLE RANCHERIA	9	TEHAMA MEDICAL ARTS LLC
TEHAMA MEDICAL ARTS LLC	10	GREENVILLE RANCHERIA

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

Data Source: Tehama County Assessor 2021/22 Secured and Unsecured 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 9/9/2021 By PC

Page 1

THE CITY OF RED BLUFF

2021/22 UNSECURED COMPARISON

2020/21 - 2021/22 Unsecured Roll Assessment Comparison (Largest 10 Changes)

New Assessments

Current Year Bill #	Current Year APN	Assessment Type	Current Year Owner	Current Year Address	Current Value	Change
820000383000	555-002-001-000	Airplanes	Helibro Llc		1,156,080	1,156,080
820000388000	555-002-001-000	Airplanes	Basin Enterprises Inc		805,189	805,189
800005191000	035-490-059-000	RawMapper CA52.dbo.UNSE:	Mckaskle Dennis	1520 Schwab St 1	222,500	222,500
820000393000	555-002-001-000	Airplanes	Flying A Charters Llc		154,470	154,470
820000392000	555-002-001-000	Airplanes	Waits Kevin A		119,050	119,050
800005194000	041-193-001-000	RawMapper CA52.dbo.UNSE:	Beg Sadiq And Wahid	10 Gilmore Rd B	110,000	110,000
800005143000	029-382-009-000	RawMapper CA52.dbo.UNSE:	Carlos Zapata Enterprises Llc	723 Main St	110,000	110,000
800005138000	033-034-001-000	RawMapper CA52.dbo.UNSE:	Park Associates Inc	415 Elm St	102,830	102,830
800005272000	555-002-001-000	RawMapper CA52.dbo.UNSE:	Golden State Bridge Inc		100,180	100,180
800005145000	029-384-012-000	RawMapper CA52.dbo.UNSE:	Richards Jody	760 Main St	88,000	88,000
						2,968,299

Dropped Assessments

Prior Year Bill #	Prior Year APN	Assessment Type	Prior Year Owner	Prior Year Address	Current Value	Change
820000321000	555-002-001-000	Airplanes	Walnut Street 738 Llc			-4,231,440
800000254000	555-002-001-000	RawMapper CA52.dbo.UNSE:	Tesla Inc			-567,810
820000133000	555-002-001-000	Airplanes	Pj Helicopters Inc			-205,120
820000113000	555-002-001-000	Airplanes	Pj Helicopters Inc			-156,850
820000041000	555-002-001-000	Airplanes	Griffin Douglas S And Lauriane Trstes			-125,130
820000102000	555-002-001-000	Airplanes	Osborne Marc			-111,150
800000540000	029-353-001-000	RawMapper CA52.dbo.UNSE:	David Cox Chiropractic A Proffessional Corpora	856 Johnson St		-110,550
800000748000	033-061-003-000	RawMapper CA52.dbo.UNSE:	Open Range Communications Inc	515 Sycamore St		-89,793
800000569000	029-371-001-000	RawMapper CA52.dbo.UNSE:	Studio 530 Photography And Custom Framing	625 Walnut St		-75,900
800001410000	029-010-012-000	RawMapper CA52.dbo.UNSE:	Cornerstone Door And Window Inc	1040 Monroe St		-66,900
						-5,740,643

Changed Assessments

Current Year Bill #	Current Year APN	Assessment Type	Current Year Owner	Current Year Address	Current Value	Change
820000394000	555-002-001-000	Airplanes	Helibro Llc		4,130,040	4,010,550
820000386000	555-002-001-000	Airplanes	Helibro Llc		4,427,350	3,253,400
800005010000	033-180-087-000	RawMapper CA52.dbo.UNSE:	Pf Red Bluff Fitness Llc	1025 S Main St	2,452,670	2,094,620
820000395000	555-002-001-000	Airplanes	Helibro Llc		1,867,620	1,777,690
820000396000	555-002-001-000	Airplanes	Helibro Llc		1,183,240	1,096,970
800000399000	555-002-001-000	RawMapper CA52.dbo.UNSE:	Raleys Inc	725 S Main St	1,968,670	-522,269
820000389000	555-002-001-000	Airplanes	Pj Helicopters Inc		154,170	-475,790

2021/22 UNSECURED COMPARISON

2020/21 - 2021/22 Unsecured Roll Assessment Comparison (Largest 10 Changes)

Changed Assessments (Continued)

Current Year Bill #	Current Year APN	Assessment Type	Current Year Owner	Current Year Address	Current Value	Change
800000808000	033-190-013-000	RawMapper CA52.dbo.UNSE	Grocery Outlet Inc #32	580 S Main St	1,347,320	328,005
820000179000	555-002-001-000	Airplanes	Helibro Llc		1,441,600	-324,620
800001374000	027-231-016-000	RawMapper CA52.dbo.UNSE	Starbucks Corporation	525 Adobe Rd	487,000	291,660
						11,530,216

Net of All Top 10 Changes 8,757,872

Totals for All Unsecured

135 Added Assessments	4,048,023
121 Dropped Assessments	-6,703,021
Net Change of Drops and Adds	-2,654,998
870 Changed Assessments	10,714,330
Net of All Assessment Changes	8,059,332

2021-2022 PROPERTY DATA
THE CITY OF RED BLUFF
PRELIMINARY PROPERTY TAX REPORTS



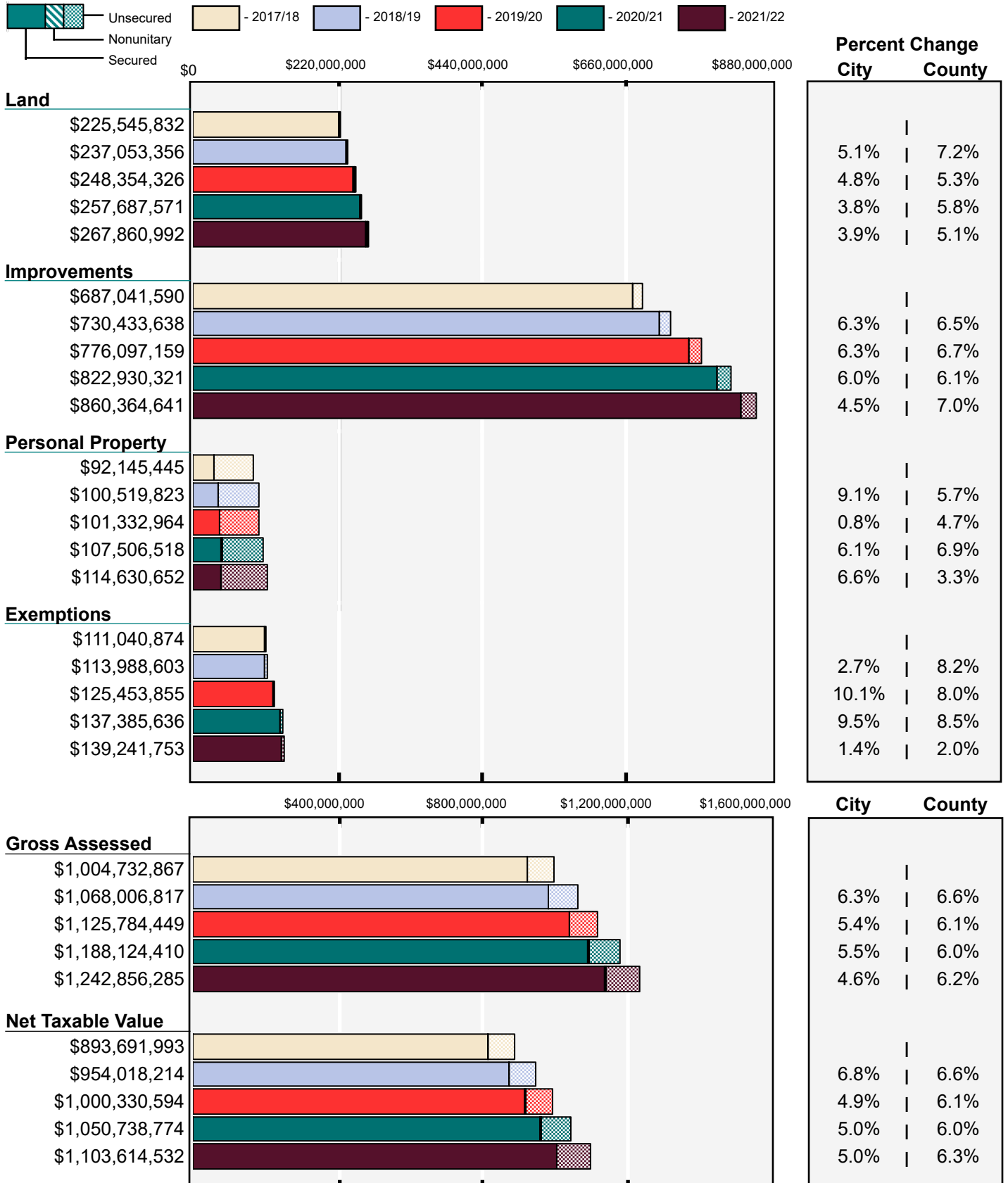
Revenue Management for Local Government

Contents

Section 1: Entire City	1
Assessed Values	1
Roll Summary	2
Use Category Summary	3
City Growth Comparison	4
Net Taxable Secured Value Changes	5
Secured Value Change History Listing	6
Transfer of Ownership	14
Prop 8 Potential Recapture History	15
Sales Value History	16
County Sales Comparison by City	17
Growth by Use Category	18
Residential Summary	19
Property Tax Dollar Breakdown	20
Weighted Average Shares	21
One Percent Weighted Tax Share	22
Revenue History	23
Property Tax Revenue	24
Nonresidential New Construction	25
Top Ten Property Taxpayers	26
Top 25 Property Taxpayers - Secured	27
Top 25 Property Taxpayers - Unsecured	28
SBE Assessed Nonunitary Utilities	29
Parcel Change Listing	30
Section 2: Resources	31
Median SFR Sales Price Increase	31
Proposition 13 Inflation Adjustments	32
Recapturing Proposition 8 Reductions	33
Description of Property Tax Reports	34

THE CITY OF RED BLUFF

2017/18 TO 2021/22 ASSESSED VALUES



THE CITY OF RED BLUFF

2021/22 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	4,986	10	1,005
TRAs	22	1	13
Values			
Land	265,079,206	1,464,748	1,317,038
Improvements	824,963,080	0	7,187,850
Personal Property	42,273,497	800,000	32,903,225
Fixtures	12,791,229	0	15,422,482
Aircraft	0	0	38,653,930
Total Value	\$1,145,107,012	\$2,264,748	\$56,830,595
Exemptions			
Real Estate	106,851,258	0	0
Personal Property	21,621,147	0	1,393,842
Fixtures	7,685,604	0	1,249,695
Aircraft	0	0	440,207
Homeowners*	13,304,300	0	0
Total Exemptions*	\$136,158,009	\$0	\$2,643,537
Total Net Value	\$1,008,949,003	\$2,264,748	\$54,187,058

Combined Values	Total
Total Values	\$1,204,202,355
Total Exemptions	\$138,801,546
Net Total Values	\$1,065,400,809
Net Aircraft Values	\$38,213,723

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

THE CITY OF RED BLUFF

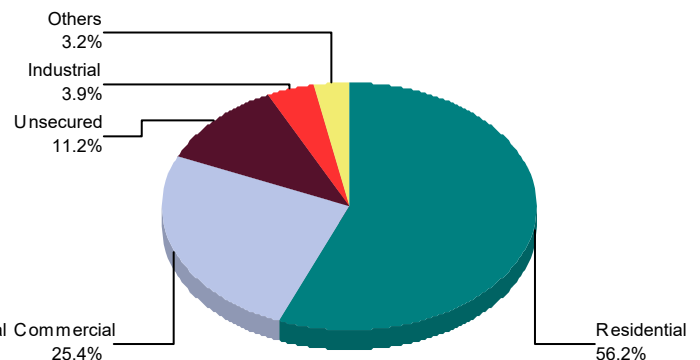
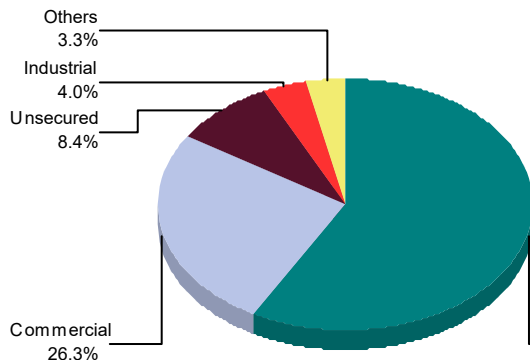
2021/22 USE CATEGORY SUMMARY

BASIC PROPERTY VALUE TABLE

Category	Parcels	Net Taxable Value	Revenue
Residential	4,037	\$640,329,626 (58.0%)	\$1,104,243.43 (56.2%)
Commercial	523	\$289,943,959 (26.3%)	\$499,807.07 (25.4%)
Industrial	81	\$44,655,635 (4.0%)	\$76,998.29 (3.9%)
Dry Farm	4	\$211,044 (0.0%)	\$364.87 (0.0%)
Govt. Owned	1	\$317,862 (0.0%)	\$549.85 (0.0%)
Institutional	45	\$7,326,797 (0.7%)	\$12,674.04 (0.6%)
Miscellaneous	20	\$374,858 (0.0%)	\$648.44 (0.0%)
Recreational	12	\$8,693,581 (0.8%)	\$15,038.39 (0.8%)
Vacant	263	\$11,950,540 (1.1%)	\$20,667.87 (1.1%)
Exempt	277	\$0 (0.0%)	\$0.00 (0.0%)
SBE Nonunitary	[10]	\$2,264,748 (0.2%)	\$3,917.62 (0.2%)
Cross Reference	[178]	\$5,145,101 (0.5%)	\$8,898.64 (0.5%)
Unsecured	[1,005]	\$92,400,781 (8.4%)	\$220,806.96 (11.2%)
TOTALS	5,263	\$1,103,614,532	\$1,964,615.47

Net Taxable Value

Revenue



TEHAMA COUNTY CITY GROWTH COMPARISON

2020/21 To 2021/22 Net Taxable Assessed Value Change

City	2021/22 Net Value	Value Change	% Change
Corning	514,318,347	27,599,586	5.671%
Red Bluff	1,103,614,532	52,875,758	5.032%
Tehama	26,759,307	1,506,913	5.967%
City Average % Change: 5.6%		City Median % Change: 5.7%	

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
029-050-020-000	Commercial	Gorham Patrick J; Gorham Janice L	1635 Main St	\$2,900,000	+\$2,125,000	+274%
027-231-019-000	Commercial	Singh Jaswant	2800 Main St	\$2,795,000	+\$1,331,015	+91%
041-200-027-000	Residential	Cabernet Apartments Et Al	21 Gamay Ct	\$4,527,395	+\$590,530	+15%
041-200-026-000	Residential	Cabernet Apartments	15 Cabernet Ct	\$4,372,123	+\$570,168	+15%
035-060-054-000	Commercial	Jaimad Properties Llc	5 Sutter St	\$1,531,000	+\$487,429	+47%
033-180-074-000	Commercial	Phou Howard M; Tann Kannitha	1065 S Main St	\$1,212,432	+\$444,432	+58%
031-310-024-000	Residential	Boone Kenneth L	1535 Carl Ct	\$445,000	+\$436,622	+5,212%
031-310-013-000	Residential	Fournier Joseph Michael Et Al	1440 Acacia St	\$430,500	+\$422,122	+5,038%
029-311-001-000	Commercial	Casteel Dwayne E Et Al	1055 Main St	\$765,426	+\$344,375	+82%
027-231-003-000	Industrial	Home Depot Usa Inc Property Tax Departm	2650 Main St	\$8,774,965	+\$321,690	+4%
029-314-003-000	Residential	Property Management Services Llc	931 Rio St	\$470,000	+\$308,758	+191%
035-060-055-000	Residential	Jaimav Properties Llc	6 Sutter St	\$3,086,823	+\$286,713	+10%
031-300-056-000	Residential	Culver Phillip S Et Al	1400 Crosspoint Way	\$334,500	+\$275,692	+469%
041-193-010-000	Residential	Red Bluff Rv And Mh Village Llc	130 Gilmore Rd	\$1,200,193	+\$264,001	+28%
041-193-011-000	Residential	Red Bluff Rv And Mh Village Llc		\$1,015,411	+\$257,398	+34%
031-020-012-000	Residential	Hickok Jacob M Et Al	1520 Robinson Dr	\$358,677	+\$245,647	+217%
035-490-059-000	Industrial	Misce Llc	1550 Schwab St	\$656,734	+\$238,734	+57%
041-360-025-000	Residential	Red Bluff Apartments	111 Sale Ln	\$1,792,372	+\$232,338	+15%
029-333-006-000	Residential	Chapman Timothy Et Al	1435 Garryana Dr	\$272,500	+\$227,721	+509%
031-051-001-000	Residential	Brant Sarah Margaret	553 Lincoln St	\$352,615	+\$222,055	+170%
029-257-011-000	Residential	Casey Robert D	445 Crittenden St	\$368,780	+\$204,781	+125%
027-310-034-000	Commercial	Kumar Hotels Inc	520 Adobe Rd	\$10,057,640	+\$199,397	+2%
033-153-003-000	Residential	Espinoza Hipolito Et Al	425 Brearcliffe Dr	\$330,000	+\$196,605	+147%
029-257-008-000	Residential	Micke Amber	1126 Jefferson St	\$282,900	+\$193,778	+217%
027-350-020-000	Residential	Thomas Dawn Et Al	2750 Cimarron Dr	\$279,500	+\$192,245	+220%
029-254-006-000	Residential	Sabourin Bryanna K	520 Crittenden St	\$272,796	+\$187,796	+221%
029-024-020-000	Residential	Hall Daniel J Et Al	203 Encinal Dr	\$262,000	+\$182,337	+229%
033-163-002-000	Residential	Urrutia Faustino Angel	465 Brearcliffe Dr	\$325,000	+\$181,283	+126%
031-141-017-000	Residential	Stevenson Aaron James	1680 El Cerrito Dr	\$230,000	+\$181,186	+371%
029-333-001-000	Residential	Miller Noah Et Al	1635 Alvord Pl	\$238,500	+\$181,148	+316%
031-061-007-000	Residential	Roderick James H	1530 Carmel Way	\$260,000	+\$180,979	+229%
033-250-086-000	Commercial	Jb Investment Group Llc	1080 S Main St	\$1,534,218	+\$179,830	+13%
031-230-050-000	Residential	Affonso Beau W Et Al	830 Otis Ct	\$288,000	+\$179,791	+166%
035-500-038-000	Industrial	Moore Family Trust 4 9 13	1910 Hornbeck St	\$394,874	+\$179,233	+83%
035-022-006-000	Residential	Red Bluff Meadow Vista Assoc	710 Vista Way	\$374,473	-\$240,914	-39%
035-490-050-000	Commercial	Waste Connections Of California	1805 Airport Blvd	\$2,092,400	-\$377,510	-15%
033-230-082-000	Residential	Assisted Living Facilities	705 Luther Rd	\$5,170,000	-\$630,000	-11%
041-360-018-000	Commercial	Singh Hotel Group Llc	90 Sale Ln	\$4,231,900	-\$722,100	-15%
033-180-088-000	Commercial	Walmart Stores Inc	650 Luther Rd	\$27,027,900	-\$1,113,073	-4%
035-070-063-000	Commercial	Dignity Health	2580 Sr Mary Columba Dr	\$0	-\$1,511,243	-100%

Data Source: Tehama County Assessor 2020/21 And 2021/22 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 9/9/2021 By MV

029-050-020-000 1635 Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Mcroberts Arlo D Trust; Mcroberts Family Trus	149,771	0	0	0	149,771	0		
2013	Mcroberts Arlo D Trust; Mcroberts Family Trus	152,766	0	0	0	152,766	0		
2014	Mcroberts Arlo D Trust; Mcroberts Family Trus	153,459	0	0	0	153,459	0		
2015	Mcroberts Arlo D Trust; Mcroberts Family Trus	156,525	0	0	0	156,525	0		
2016	Mcroberts Arlo D Trust Mcroberts Family Trus	158,912	0	0	0	158,912	0		
2017	Mcroberts Arlo D Trust Mcroberts Family Trus	162,090	0	0	0	162,090	0		
2018	Mcroberts Arlo D Trust Mcroberts Family Trus	165,331	0	0	0	165,331	0		
2019	Northwest Pacific Properties Inc	168,637	0	0	0	168,637	0	775,000 F	
2020	Gorham Patrick J; Gorham Janice L	775,000	0	0	0	775,000	0		
2021	Gorham Patrick J; Gorham Janice L	775,000	2,125,000	0	0	2,900,000	0		
035-070-063-000 2580 Sr Mary Columba Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Lassen Medical Building Company	15,791	1,300,052	0	0	1,315,843	0		
2013	Lassen Medical Building Company	16,106	1,326,053	0	0	1,342,159	0		
2014	Lassen Medical Building Company	16,179	1,332,073	0	0	1,348,252	0		
2015	Lassen Medical Building Company	16,502	1,358,687	0	0	1,375,189	0		
2016	Lassen Medical Building Company	16,753	1,379,406	0	0	1,396,159	0		
2017	Lassen Medical Building Company	17,088	1,406,994	0	0	1,424,082	0		
2018	Lassen Medical Building Company	17,429	1,435,133	0	0	1,452,562	0		
2019	Lassen Medical Building Company	17,777	1,463,835	0	0	1,481,612	0		
2020	Health Dignity	18,132	1,493,111	0	0	1,511,243	0	3,673,500 F	
2021	Dignity Health	400,000	2,990,973	509,490	3,900,463	0	0		
027-231-019-000 2800 Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Redding Hotel Llc	387,500	1,052,600	165,550	0	1,605,650	0		
2013	Redding Hotel Llc	387,500	1,192,876	188,604	0	1,768,980	0		
2014	Redding Hotel Llc	387,500	1,126,145	156,138	0	1,669,783	0		
2015	Redding Hotel Llc	387,500	1,098,003	137,996	0	1,623,499	0		
2016	Redding Hotel Llc	387,500	1,092,000	100,520	0	1,580,020	0		
2017	Redding Hotel Llc	387,500	1,047,440	83,210	0	1,518,150	0		
2018	Redding Hotel Llc	387,500	1,028,170	71,370	0	1,487,040	0		
2019	Redding Hotel Llc	387,500	1,007,430	60,190	0	1,455,120	0		
2020	Singh Jaswant	406,875	1,009,180	47,930	0	1,463,985	0	5,100,000 F	
2021	Singh Jaswant	800,000	1,500,000	495,000	0	2,795,000	0		
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		
2018	Walmart Stores Inc	3,786,906	20,419,093	3,509,660	0	27,715,659	0		
2019	Walmart Stores Inc	3,862,644	20,788,280	3,485,520	0	28,136,444	0		

033-180-088-000 650 Luther Rd (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2020	Walmart Stores Inc	3,939,896	21,138,537	3,062,540	0	28,140,973	0		
2021	Walmart Stores Inc	3,600,000	20,493,880	2,934,020	0	27,027,900	0		
041-360-018-000 90 Sale Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
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		
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		
2018	Singh Hotel Group Llc	345,000	3,985,000	154,000	0	4,484,000	0		
2019	Singh Hotel Group Llc	415,000	4,165,000	154,000	0	4,734,000	0		
2020	Singh Hotel Group Llc	480,000	4,320,000	154,000	0	4,954,000	0		
2021	Singh Hotel Group Llc	410,000	3,667,900	154,000	0	4,231,900	0		
033-230-082-000 705 Luther Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Assisted Living Facilities; Bre Sw Lassen Hou	336,879	5,371,149	117,180	0	5,825,208	0		
2013	Assisted Living Facilities; Hcp Sh Lassen Hou	343,616	5,478,571	54,824	0	5,877,011	0		
2014	Assisted Living Facilities; Hcp Sh Lassen Hou	345,176	5,544,943	0	0	5,890,119	0		
2015	Assisted Living Facilities; Hcp Sh Lassen Hou	352,072	5,655,201	0	0	6,007,273	0		
2016	Assisted Living Facilities	357,441	5,736,955	0	0	6,094,396	0		
2017	Assisted Living Facilities Inc	364,589	5,812,985	0	0	6,177,574	0		
2018	Assisted Living Facilities Lssr	371,880	5,929,244	0	0	6,301,124	0		
2019	Assisted Living Facilities Lssr	379,317	6,047,828	0	0	6,427,145	0		
2020	Assisted Living Facilities Lssr	375,000	5,425,000	0	0	5,800,000	0		
2021	Assisted Living Facilities	375,000	4,795,000	0	0	5,170,000	0		
041-200-027-000 21 Gamay Ct									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Cabernet Apartments Etal; Vandenberghe Fin	243,525	2,720,425	0	0	2,963,950	0		
2013	Cabernet Apartments Etal; Vandenberghe Fin	243,525	2,720,425	0	0	2,963,950	0		
2014	Cabernet Apartments Etal; Vandenberghe Fin	243,525	2,720,425	0	0	2,963,950	0		
2015	Cabernet Apartments Etal; Vandenberghe Fin	280,053	3,128,488	0	0	3,408,541	0		
2016	Cabernet Apartments Et Al	280,053	3,128,488	0	0	3,408,541	0		
2017	Cabernet Apartments Et Al	280,053	3,128,488	0	0	3,408,541	0		
2018	Cabernet Apartments Et Al	308,058	3,441,337	0	0	3,749,395	0		
2019	Cabernet Apartments Et Al	308,058	3,441,337	0	0	3,749,395	0		
2020	Cabernet Apartments Et Al	323,461	3,613,404	0	0	3,936,865	0		
2021	Cabernet Apartments Et Al	371,980	4,155,415	0	0	4,527,395	0		
041-200-026-000 15 Cabernet Ct									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity

041-200-026-000 15 Cabernet Ct (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Cabernet Apartments; Vandenberghe Financial	181,475	2,680,475	0	0	2,861,950	0		
2013	Cabernet Apartments; Vandenberghe Financial	181,475	2,680,475	0	0	2,861,950	0		
2014	Cabernet Apartments; Vandenberghe Financial	181,475	2,680,475	0	0	2,861,950	0		
2015	Cabernet Apartments; Vandenberghe Financial	208,696	3,082,546	0	0	3,291,242	0		
2016	Cabernet Apartments	208,696	3,082,546	0	0	3,291,242	0		
2017	Cabernet Apartments	208,696	3,082,546	0	0	3,291,242	0		
2018	Cabernet Apartments	229,566	3,390,801	0	0	3,620,367	0		
2019	Cabernet Apartments	229,566	3,390,801	0	0	3,620,367	0		
2020	Cabernet Apartments	241,044	3,560,341	570	0	3,801,955	0		
2021	Cabernet Apartments	277,201	4,094,392	530	0	4,372,123	0		
035-060-054-000 5 Sutter St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Jalaram Krupa LLC	250,000	388,000	12,000	0	650,000	0		
2013	Sai Enterprises LLC	150,000	435,900	15,510	0	601,410	0		
2014	Sai Enterprises LLC	150,681	437,879	15,510	0	604,070	0		
2015	Sai Enterprises LLC	153,691	446,627	15,510	0	615,828	0		
2016	Sai Enterprises LLC	156,034	453,438	14,100	0	623,572	0		
2017	Shiva Ent LLC	159,155	462,507	15,510	0	637,172	0	1,000,000 F	
2018	Shiva Enterprise LLC	318,000	635,000	69,790	0	1,022,790	0		
2019	Shiva Enterprise LLC	324,360	649,370	50,670	0	1,024,400	0		
2020	Jaimad Properties LLC	330,847	662,234	50,490	0	1,043,571	0	1,525,000 F	
2021	Jaimad Properties LLC	500,000	978,000	53,000	0	1,531,000	0		
033-180-074-000 1065 S Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Polati Joseph Etal Trust; Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2013	Polati Joseph Etal Trust; Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2014	Polati Joseph Etal Trust; Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2015	Polati Joseph Etal Trust; Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2016	Polati Joseph Et Al Trust Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2017	Polati Joseph Et Al Trust Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2018	Polati Joseph Et Al Trust Polati Family Trust 7	300,000	468,000	0	0	768,000	0		
2019	Niki Wood LLC	300,000	468,000	0	0	768,000	0		
2020	Phou Howard M; Tann Kannitha	300,000	468,000	0	0	768,000	0	1,200,000 F	
2021	Phou Howard M; Tann Kannitha	454,662	757,770	0	0	1,212,432	0	1,690,000 F	
031-310-024-000 1535 Carl Ct									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
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	Stenberg Enterprises Inc	7,626	0	0	0	7,626	0		
2016	Stenberg Enterprises Inc	7,742	0	0	0	7,742	0		

031-310-024-000 1535 Carl Ct (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2017	Stenberg Enterprises Inc	7,896	0	0	0	7,896	0		
2018	Stenberg Enterprises Inc	8,053	0	0	0	8,053	0		
2019	Stenberg Enterprises Inc	8,214	0	0	0	8,214	0		
2020	Boone Kenneth L	8,378	0	0	0	8,378	0	445,000 F	
2021	Boone Kenneth L	80,000	365,000	0	0	445,000	7,000		
031-310-013-000 1440 Acacia St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Stenberg Michael	7,299	0	0	0	7,299	0		
2013	Sugar Pine Enterprises Inc	7,444	0	0	0	7,444	0		
2014	Sugar Pine Enterprises Inc	7,477	0	0	0	7,477	0		
2015	Sugar Pine Enterprises Inc	7,626	0	0	0	7,626	0		
2016	Sugar Pine Enterprises Inc	7,742	0	0	0	7,742	0		
2017	Sugar Pine Enterprises Inc	7,896	0	0	0	7,896	0		
2018	Sugar Pine Enterprises Inc	8,053	0	0	0	8,053	0		
2019	Sugar Pine Enterprises Inc	8,214	0	0	0	8,214	0		
2020	Fournier Joseph Michael; Queen Yvette	8,378	0	0	0	8,378	0	430,500 F	
2021	Fournier Joseph Michael Et Al	80,000	350,500	0	0	430,500	7,000		
035-490-050-000 1805 Airport Blvd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Waste Connections Of California; Waste Contr	75,000	183,405	870,779	0	1,129,184	0		
2013	Waste Connections Of California; Waste Contr	75,000	182,460	827,593	0	1,085,053	0		
2014	Waste Connections Of California; Waste Contr	75,000	181,200	901,682	0	1,157,882	0		
2015	Waste Connections Of California; Waste Contr	75,000	179,786	832,714	0	1,087,500	0		
2016	Waste Connections Of California	75,000	177,580	891,320	0	1,143,900	0		
2017	Waste Connections Of California	75,000	175,460	883,580	0	1,134,040	0		
2018	Waste Connections Of California	75,000	170,750	985,310	0	1,231,060	0		
2019	Waste Connections Of California	75,000	169,730	2,157,870	0	2,402,600	0		
2020	Waste Connections Of California	75,000	168,690	2,226,220	0	2,469,910	0		
2021	Waste Connections Of California	75,000	163,000	1,854,400	0	2,092,400	0		
029-311-001-000 1055 Main St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Kemen Clifford T And Jolene	107,307	259,309	0	0	366,616	0		
2013	Kemen Clifford T And Jolene	109,453	264,495	0	0	373,948	0		
2014	Kemen Clifford T And Jolene	109,949	265,695	0	0	375,644	0		
2015	Kemen Clifford T And Jolene	112,145	271,003	0	0	383,148	0		
2016	Kemen Clifford T And Jolene	113,855	275,135	0	0	388,990	0		
2017	Kemen Clifford T And Jolene	116,132	280,637	0	0	396,769	0		
2018	Kemen Clifford T And Jolene	118,454	286,249	0	0	404,703	0		
2019	Casteel Dwayne E; Casteel Barbra S	120,823	291,973	0	0	412,796	0		
2020	Casteel Dwayne E Et Al; Casteel Barbra S	123,239	297,812	0	0	421,051	0	669,000 F	
2021	Casteel Dwayne E Et Al	151,554	524,376	89,496	0	765,426	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
2012	Home Depot Usa Inc; Property Tax Department	2,424,000	4,752,221	1,786,738	0	8,962,959	0		
2013	Home Depot Usa Inc; Property Tax Department	2,424,000	4,735,612	1,511,941	0	8,671,553	0		
2014	Home Depot Usa Inc; Property Tax Department	2,424,000	4,728,450	1,397,366	0	8,549,816	0		
2015	Home Depot Usa Inc; Property Tax Department	2,424,000	4,829,095	1,128,238	0	8,381,333	0		
2016	Home Depot Usa Inc Property Tax Department	2,424,000	4,733,060	927,590	0	8,084,650	0		
2017	Home Depot Usa Inc Property Tax Department	2,424,000	4,728,110	731,880	0	7,883,990	0		
2018	Home Depot Usa Inc Property Tax Department	2,424,000	4,723,910	674,960	0	7,822,870	0		
2019	Home Depot Usa Inc Property Tax Department	2,424,000	4,764,360	904,990	0	8,093,350	0		
2020	Home Depot Usa Inc Property Tax Department	2,545,200	4,990,495	917,580	0	8,453,275	0		
2021	Home Depot Usa Inc Property Tax Department	2,545,200	4,990,775	1,238,990	0	8,774,965	0		
029-314-003-000 931 Rio St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	English Denise Trustee; Denise English Trust	40,109	100,289	0	0	140,398	0		
2013	English Denise Trustee; Denise English Trust	40,911	102,294	0	0	143,205	7,000		
2014	English Denise Trustee; Denise English Trust	41,096	102,758	0	0	143,854	7,000		
2015	English Denise Trustee; Denise English Trust	41,917	104,811	0	0	146,728	7,000		
2016	English Denise Trustee Denise English Trust	42,556	106,409	0	0	148,965	7,000		
2017	English Denise Trustee Denise English Trust	43,407	108,537	0	0	151,944	7,000		
2018	English Denise Trustee Denise English Trust	44,275	110,707	0	0	154,982	7,000		
2019	English Denise Trustee Denise English Trust	45,160	112,921	0	0	158,081	7,000		
2020	Property Management Services Llc	46,063	115,179	0	0	161,242	7,000	470,000 F	
2021	Property Management Services Llc	85,000	385,000	0	0	470,000	0		
035-060-055-000 6 Sutter St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Navs Flp	88,455	0	0	0	88,455	0		
2013	Navs Flp	90,224	0	0	0	90,224	0		
2014	Navs Flp	78,000	0	0	0	78,000	0		
2015	Navs Flp	78,000	0	0	0	78,000	0		
2016	Navs Flp	78,000	0	0	0	78,000	0		
2017	Navs Flp	78,000	0	0	0	78,000	0		
2018	Jaimav Properties Llc	85,800	0	0	0	85,800	0	408,000 F	
2019	Jaimav Properties Llc	308,000	100,000	0	0	408,000	0		
2020	Jaimav Properties Llc	314,160	2,434,800	51,150	0	2,800,110	0		
2021	Jaimav Properties Llc	317,414	2,721,909	47,500	0	3,086,823	0		
031-300-056-000 1400 Crosspoint Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Campbell Joseph C Etal Trust; Campbell Rev	26,775	162,563	0	0	189,338	7,000		
2013	Campbell Joseph C Etal Trust; Campbell Rev	26,775	162,563	0	0	189,338	7,000		
2014	Campbell Joseph C Etal Trust; Campbell Rev	26,775	162,563	0	0	189,338	7,000		
2015	Campbell Joseph C Etal Trust; Campbell Rev	30,791	186,947	0	0	217,738	7,000		
2016	Jackson G A Family 2014 Trust	30,791	186,947	0	0	217,738	7,000	245,000 F	

031-300-056-000 1400 Crosspoint Way (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2017	Grace A Jackson Family Trust Of 2014 1 21 1	50,000	195,000	0	0	245,000	7,000		
2018	Grace A Jackson Family Trust Of 2014 1 21 1	15,092	41,435	0	0	56,527	7,000		
2019	Grace A Jackson Family Trust Of 2014 1 21 1	15,393	42,263	0	0	57,656	7,000		
2020	Culver Phillip S; Culver Judith J	15,700	43,108	0	0	58,808	0	334,500 F	
2021	Culver Phillip S Et Al	60,000	274,500	0	0	334,500	7,000		
041-193-010-000 130 Gilmore Rd									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Cauthen Gerald P Trustee; G P Cauthen 1995	611,252	355,121	860	0	967,233	0		
2013	Cauthen Gerald P Trustee; G P Cauthen 1995	336,344	349,500	1,254	0	687,098	0		
2014	Cauthen Gerald P Trustee; G P Cauthen 1995	300,032	309,323	1,117	0	610,472	0		
2015	Cauthen Gerald P Trustee; G P Cauthen 1995	345,036	355,721	1,071	0	701,828	0		
2016	Cauthen Gerald P Trustee G P Cauthen 1995	345,036	355,721	1,270	0	702,027	0		
2017	Cauthen Gerald P Trustee G P Cauthen 1995	362,288	373,507	1,470	0	737,265	0		
2018	Cauthen Gerald P Trustee G P Cauthen 1995	398,517	410,858	1,617	0	810,992	0		
2019	Red Bluff Rv And Mh Village Llc	438,369	451,944	1,310	0	891,623	0		
2020	Red Bluff Rv And Mh Village Llc	460,287	474,541	1,364	0	936,192	0	2,700,000 F	
2021	Red Bluff Rv And Mh Village Llc	562,770	626,423	11,000	0	1,200,193	0		
041-193-011-000 (No Situs)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Cauthen Gerald P Trustee; G P Cauthen 1995	422,482	255,241	0	0	677,723	0		
2013	Cauthen Gerald P Trustee; G P Cauthen 1995	232,474	280,300	0	0	512,774	0		
2014	Cauthen Gerald P Trustee; G P Cauthen 1995	213,800	280,300	0	0	494,100	0		
2015	Cauthen Gerald P Trustee; G P Cauthen 1995	245,870	322,345	0	0	568,215	0		
2016	Cauthen Gerald P Trustee G P Cauthen 1995	245,870	322,345	0	0	568,215	0		
2017	Cauthen Gerald P Trustee G P Cauthen 1995	258,164	338,462	0	0	596,626	0		
2018	Cauthen Gerald P Trustee G P Cauthen 1995	283,980	372,308	0	0	656,288	0		
2019	Cauthen Gerald P Trustee G P Cauthen 1995	312,378	409,539	0	0	721,917	0		
2020	Red Bluff Rv And Mh Village Llc	327,997	430,016	0	0	758,013	0		
2021	Red Bluff Rv And Mh Village Llc	388,988	626,423	0	0	1,015,411	0		
031-020-012-000 1520 Robinson Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Serr Eugene F Trust; Serr Family Trust A 1 7 9	15,589	82,833	0	0	98,422	7,000		
2013	Serr Eugene F Trust; Serr Family Trust A 1 7 9	15,900	84,489	0	0	100,389	7,000		
2014	Serr Eugene F Trust; Serr Family Trust A 1 7 9	15,972	84,872	0	0	100,844	7,000		
2015	Serr Eugene F Trust; Serr Family Trust A 1 7 9	16,291	86,567	0	0	102,858	7,000		
2016	Serr Eugene F Trust Serr Family Trust "A" 1 7 9	16,539	87,887	0	0	104,426	7,000		
2017	Serr Eugene F Trust Serr Family Trust "A" 1 7 9	16,869	89,644	0	0	106,513	7,000		
2018	Serr Eugene F Trust Serr Family Trust A 1 7 9	17,206	91,436	0	0	108,642	7,000		
2019	Hickok Jacob M; Hickok Kimberly O	17,550	93,264	0	0	110,814	7,000		
2020	Hickok Jacob M Et Al; Hickok Kimberly O	17,901	95,129	0	0	113,030	0	355,000 F	
2021	Hickok Jacob M Et Al	55,569	303,108	0	0	358,677	7,000		

035-022-006-000 710 Vista Way									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Red Bluff Meadow Vista Associates; Cambridg	371,894	4,986,277	9,298	5,367,469	0	0		
2013	Red Bluff Meadow Vista Associates; Cambridg	379,331	5,086,002	10,561	5,475,894	0	0		
2014	Red Bluff Meadow Vista Associates; Cambridg	381,053	5,109,092	2,755	5,492,900	0	0		
2015	Red Bluff Meadow Vista Associates; Cambridg	388,666	5,211,171	4,281	5,268,128	335,990	0		
2016	Red Bluff Meadow Vista Assoc	394,593	5,290,641	12,640	5,697,874	0	0		
2017	Red Bluff Meadow Vista Assoc	402,484	5,396,453	19,305	5,818,242	0	0		
2018	Red Bluff Meadow Vista Assoc	410,533	5,504,382	19,690	5,520,561	414,044	0		
2019	Red Bluff Meadow Vista Assoc	418,743	5,614,469	24,940	5,394,499	663,653	0		
2020	Red Bluff Meadow Vista Assoc	427,117	5,726,758	23,850	5,562,338	615,387	0		
2021	Red Bluff Meadow Vista Assoc	431,541	5,786,087	23,595	5,866,750	374,473	0		
035-490-059-000 1550 Schwab St									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Colliver Dennis F And Caroline	100,000	318,000	0	0	418,000	0		
2013	Colliver Dennis F Trust Etal; Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2014	Colliver Dennis F Etal Trust; Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2015	Colliver Dennis F Etal Trust; Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2016	Colliver Dennis F Et Al Trust Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2017	Colliver Dennis F Et Al Trust Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2018	Colliver Dennis F Et Al Trust Colliver Trust 03	100,000	318,000	0	0	418,000	0		
2019	Misce Llc	100,000	318,000	0	0	418,000	0		
2020	Misce Llc	100,000	318,000	0	0	418,000	0	1,300,000 F	
2021	Misce Llc	151,554	505,180	0	0	656,734	0		
041-360-025-000 111 Sale Ln									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Red Bluff Apartment	119,632	888,487	0	0	1,008,119	0		
2013	Red Bluff Apartment	119,632	888,487	0	0	1,008,119	0		
2014	Red Bluff Apartment	119,632	888,487	0	0	1,008,119	0		
2015	Red Bluff Apartment	137,576	1,021,760	0	0	1,159,336	0		
2016	Red Bluff Apartments	137,576	1,021,760	0	0	1,159,336	0		
2017	Red Bluff Apartments	144,455	1,072,848	0	0	1,217,303	0		
2018	Red Bluff Apartments	158,901	1,180,133	0	0	1,339,034	0		
2019	Red Bluff Apartments	174,791	1,298,146	0	0	1,472,937	0		
2020	Red Bluff Apartments	183,531	1,363,053	13,450	0	1,560,034	0		
2021	Red Bluff Apartments	211,061	1,567,511	13,800	0	1,792,372	0		
029-333-006-000 1435 Garryana Dr									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2012	Hidy Steven W Etal Company - Trust; Hidy Fa	6,805	32,190	0	0	38,995	7,000		
2013	Hidy Steven W Etal Company - Trust; Hidy Fa	6,941	32,833	0	0	39,774	7,000		
2014	Hidy Maria B Trust; Hidy Family Trust 7 27 01	6,972	32,982	0	0	39,954	7,000		
2015	Hidy Maria B Trust; Hidy Family Trust 7 27 01	7,111	33,640	0	0	40,751	7,000		
2016	Hidy Maria B Trust Hidy Family Trust 7 27 01	7,219	34,153	0	0	41,372	7,000		

2021/22 TOP 25 SECURED VALUE CHANGE HISTORY LISTING

029-333-006-000 1435 Garryana Dr (Continued)									
Year	Owner	Land	Fixtures & Improvements	Personal Property	Exemptions	Net Total Assessed	Homeowner Exemptions	Transfer Amount	Appeals Activity
2017	Hidy Maria B Trust Hidy Family Trust 7 27 01	7,363	34,836	0	0	42,199	7,000		
2018	Hidy Maria B Trust Hidy Family Trust 7 27 01	7,510	35,532	0	0	43,042	7,000		
2019	Hidy Maria B Trust Hidy Family Trust 7 27 01	7,660	36,242	0	0	43,902	7,000		
2020	Chapman Timothy; Chapman Joanne	7,813	36,966	0	0	44,779	7,000	272,500 F	
2021	Chapman Timothy Et Al	50,000	222,500	0	0	272,500	7,000		

THE CITY OF RED BLUFF

TRANSFER OF OWNERSHIP (2017 - 2021)

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>													
2021 1/1/21-6/30/21	119	\$19,827,846	\$29,881,727	50.7%	30	\$8,440,944	\$11,395,000	35.0%	149	\$28,268,790	\$41,276,727	46.0%	\$13,007,937
												<i>Est. Revenue Change:</i>	
												\$22,459.25	
2020 1/1/20-12/31/20	216	\$31,455,396	\$48,608,682	54.5%	59	\$12,485,047	\$23,698,215	89.8%	275	\$43,940,443	\$72,306,897	64.6%	\$28,366,454
												<i>Est. Revenue Change:</i>	
												\$49,036.60	
2019 1/1/19-12/31/19	243	\$33,688,231	\$49,912,202	48.2%	59	\$8,789,857	\$13,877,676	57.9%	302	\$42,478,088	\$63,789,878	50.2%	\$21,311,790
												<i>Est. Revenue Change:</i>	
												\$36,843.08	
2018 1/1/18-12/31/18	197	\$26,749,990	\$36,574,846	36.7%	56	\$22,697,292	\$29,969,880	32.0%	253	\$49,447,282	\$66,544,726	34.6%	\$17,097,444
												<i>Est. Revenue Change:</i>	
												\$29,538.50	
2017 1/1/17-12/31/17	198	\$23,146,388	\$32,542,764	40.6%	89	\$21,429,384	\$30,630,490	42.9%	287	\$44,575,772	\$63,173,254	41.7%	\$18,597,482
												<i>Est. Revenue Change:</i>	
												\$31,862.00	

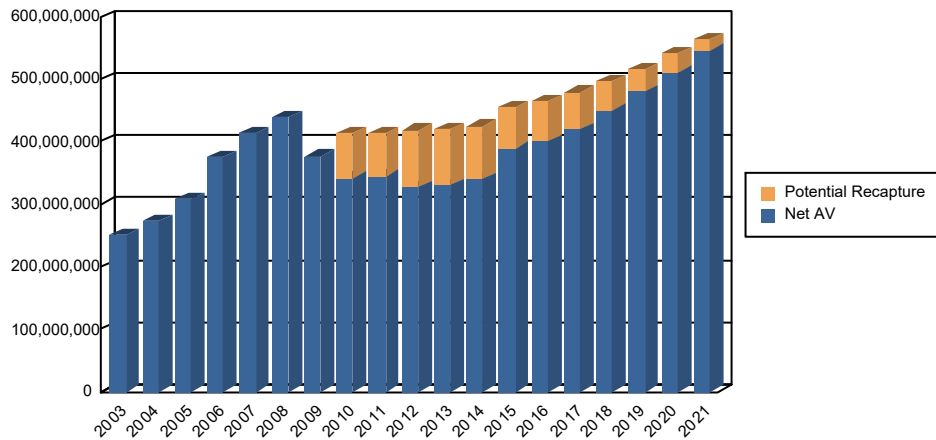
* Sale value is a sum of all full value parcel sales (sales not included are quitclaim deeds, trust transfers, partial sales, timeshares, and non-reported document number transfers). Est Rev Change includes all assigned agencies.

PROP 8 POTENTIAL RECAPTURE HISTORY

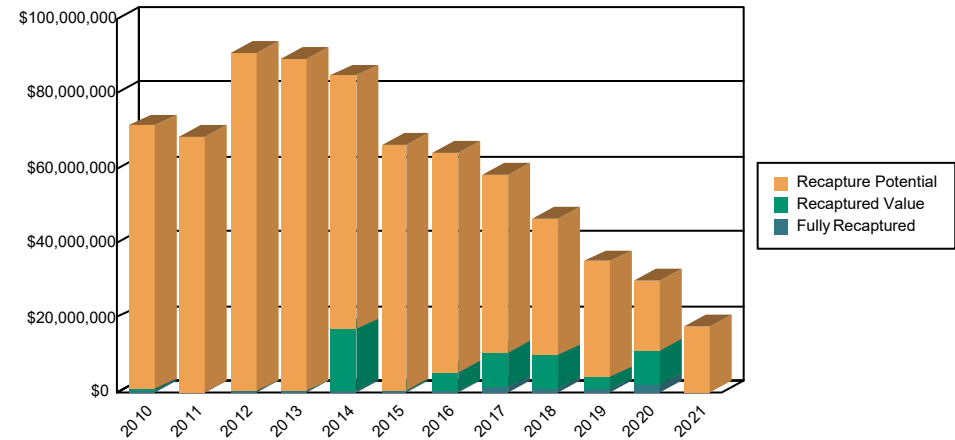
Single Family Residential Parcels - Compiled Using Parcels Supplied by County

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	1,207	153,840,538	222,785,888	68,945,350	32.5%	20	519,145	26	638,458
2011	1,133	148,694,944	216,894,284	68,199,340	30.5%	0	0	2	81,596
2012	1,225	133,482,390	224,354,388	90,871,998	33.1%	11	167,080	13	240,580
2013	1,163	125,989,361	215,006,649	89,017,288	31.4%	7	100,409	12	226,442
2014	1,099	118,292,370	202,773,448	84,481,078	29.8%	21	524,559	1,026	16,868,242
2015	1,011	126,277,230	192,169,548	65,892,318	27.5%	15	239,914	18	350,920
2016	944	117,659,774	181,794,743	64,134,969	25.7%	8	140,393	833	5,319,996
2017	884	115,553,333	173,812,664	58,259,331	24.1%	119	1,315,475	829	10,725,512
2018	717	104,205,195	150,477,527	46,272,332	19.6%	67	956,618	665	9,877,123
2019	605	96,913,384	131,725,251	34,811,867	16.5%	49	700,849	439	3,982,777
2020	509	84,580,816	114,304,114	29,723,298	13.9%	131	2,094,097	489	11,252,473
2021	360	70,166,230	87,480,551	17,314,321	9.8%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies parcels that were granted a value reduction and possess value recapture potential 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 2020-21 lien date.

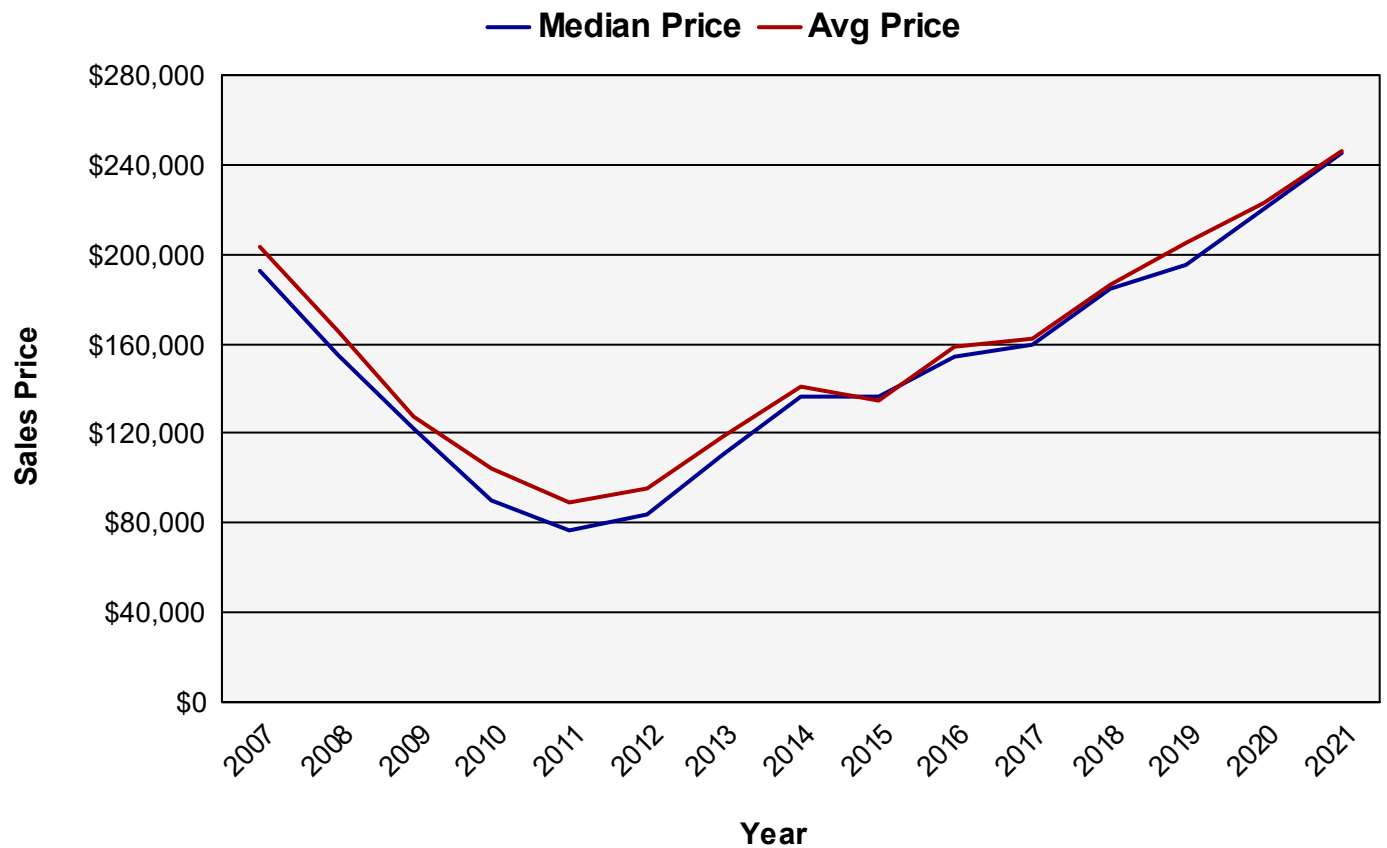
The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to Proposition 13. Prop 8 Parcels that have recaptured value include both parcels that have been fully recaptured as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values. Proposition 8 potential value recapture is shown in the Potential Recapture Column and assumes no future sales transactions. Sale of Proposition 8 parcels resets base value and removes the parcel from the Proposition 8 list.

THE CITY OF RED BLUFF

SALES VALUE HISTORY

Detached Single Family Residential Full Value Sales (01/01/2007 - 06/30/2021)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2007	130	\$202,919	\$193,000	
2008	135	\$165,734	\$155,000	-19.69%
2009	119	\$127,687	\$122,000	-21.29%
2010	139	\$104,063	\$90,000	-26.23%
2011	158	\$89,009	\$76,250	-15.28%
2012	150	\$95,260	\$84,000	10.16%
2013	133	\$118,357	\$111,000	32.14%
2014	155	\$140,621	\$136,500	22.97%
2015	161	\$134,477	\$136,000	-0.37%
2016	153	\$158,818	\$154,500	13.60%
2017	184	\$162,261	\$160,000	3.56%
2018	188	\$186,246	\$185,000	15.63%
2019	225	\$204,743	\$195,000	5.41%
2020	200	\$222,538	\$220,000	12.82%
2021	117	\$245,771	\$245,000	11.36%



*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 9/9/2021 By MV

TEHAMA COUNTY

2021 COUNTY SALES COMPARISON BY CITY

Single Family Residential Sales (01/01/2020 - 06/30/2021)

City	2020 Sale Count	2021 Sale Count	2020 Median Sales Price	2021 Median Sales Price	Median % Change
CORNING	82	48	250,000	237,750	-4.90
RED BLUFF	217	123	224,000	245,000	9.38
TEHAMA	7	4	225,000	233,000	3.56
TEHAMA COUNTY UNINCORPORATED	457	304	297,500	350,000	17.65
TEHAMA COUNTY (Entire Region)	763	479	265,000	300,000	13.21

*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

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 9/9/2021 By MV

Page 17

THE CITY OF RED BLUFF

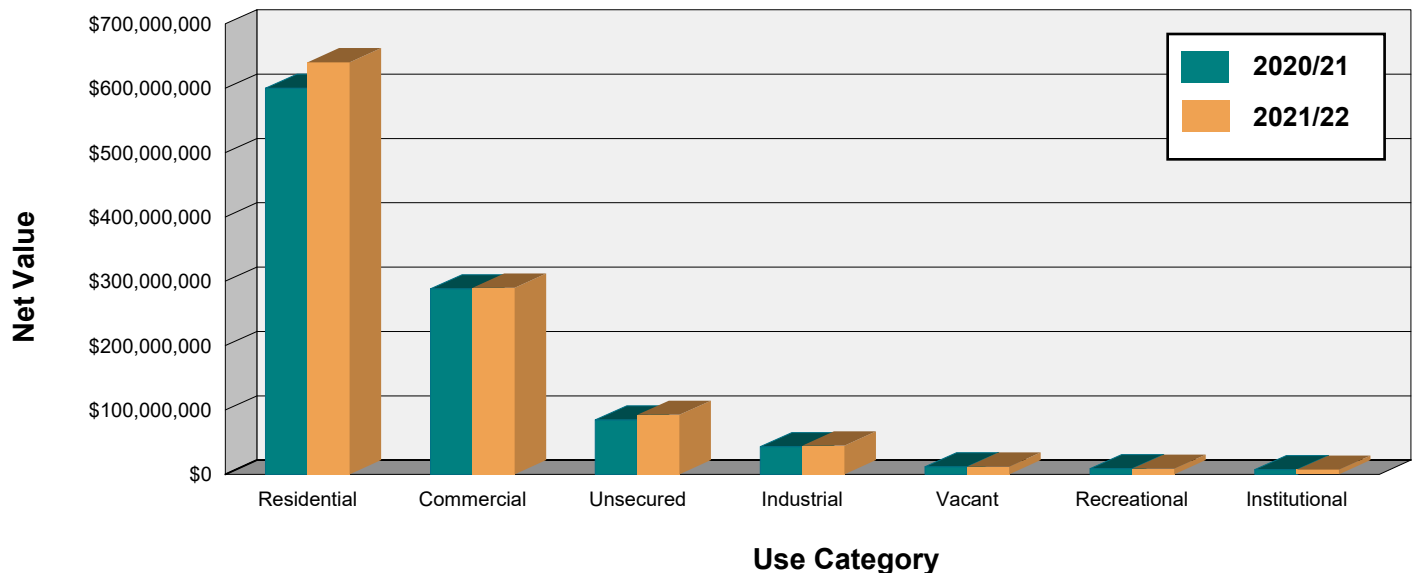
2021/22 GROWTH BY USE CATEGORY

2020/21 to 2021/22 Value Growth by Use Category

Category	2020/21 Net Taxable Value		2021/22 Net Taxable Value			\$ Change	% Change
Residential	4,037	\$599,828,697	4,037	\$640,329,626	(58.0%)	\$40,500,929	6.8%
Commercial	523	\$288,085,799	523	\$289,943,959	(26.3%)	\$1,858,160	0.6%
Unsecured	[991]	\$84,341,449	[1,005]	\$92,400,781	(8.4%)	\$8,059,332	9.6%
Industrial	80	\$42,914,929	81	\$44,655,635	(4.0%)	\$1,740,706	4.1%
Vacant	263	\$11,575,127	263	\$11,950,540	(1.1%)	\$375,413	3.2%
Recreational	12	\$8,618,516	12	\$8,693,581	(0.8%)	\$75,065	0.9%
Institutional	45	\$7,265,836	45	\$7,326,797	(0.7%)	\$60,961	0.8%
Cross Reference	[178]	\$5,102,543	[178]	\$5,145,101	(0.5%)	\$42,558	0.8%
SBE Nonunitary	[10]	\$2,011,830	[10]	\$2,264,748	(0.2%)	\$252,918	12.6%
Miscellaneous	20	\$470,562	20	\$374,858	(0.0%)	-\$95,704	-20.3%
Govt. Owned	1	\$314,603	1	\$317,862	(0.0%)	\$3,259	1.0%
Dry Farm	4	\$208,883	4	\$211,044	(0.0%)	\$2,161	1.0%
Exempt	279	\$0	277	\$0	(0.0%)	\$0	0.0%
TOTALS	5,264	\$1,050,738,774	5,263	\$1,103,614,532	(100.0%)	\$52,875,758	5.0%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category



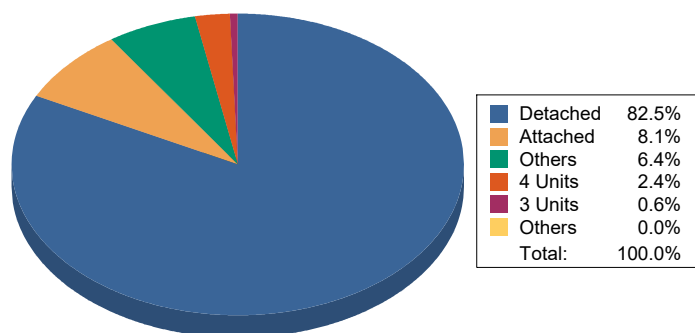
THE CITY OF RED BLUFF

RESIDENTIAL SUMMARY

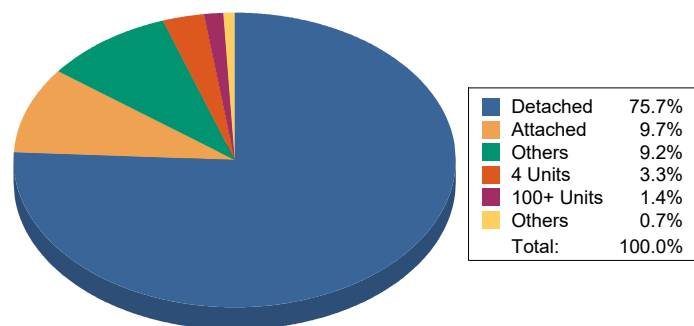
2021/22 Secured Roll Residential Housing Summary

Description	Parcels	% of Parcels	Taxable Value	% of Total Value	Approx. Units
Single Family Residential					
Detached	3,334	82.5%	\$484,766,424	75.7%	3,334
Attached	328	8.1%	\$61,954,793	9.7%	328
Mobile Home	118	2.9%	\$7,950,493	1.2%	118
Single Family Residential Totals	3,780	93.6%	\$554,671,710	86.6%	3,780
Multi Unit Residential					
3 Units	23	0.6%	\$4,571,133	0.7%	69
4 Units	96	2.4%	\$21,059,773	3.3%	384
2+ Units	4	0.1%	\$1,065,786	0.2%	8
100+ Units	2	0.0%	\$8,899,518	1.4%	236
11-20 Units	8	0.2%	\$2,354,913	0.4%	129
21-40 Units	7	0.2%	\$9,566,312	1.5%	171
41-100 Units	12	0.3%	\$9,393,343	1.5%	492
5-10 Units	30	0.7%	\$11,916,747	1.9%	227
Multi Unit Residential Totals	182	4.5%	\$68,827,525	10.7%	1,716
Other					
Misc	78	1.9%	\$16,830,391	2.6%	0
Other Totals	78	1.9%	\$16,830,391	2.6%	0
Totals	4,040	100.0%	\$640,329,626	100.0%	5,496
<i>Exempt Parcels (Included Above)</i>	3	0.1%	\$0	0.0%	2

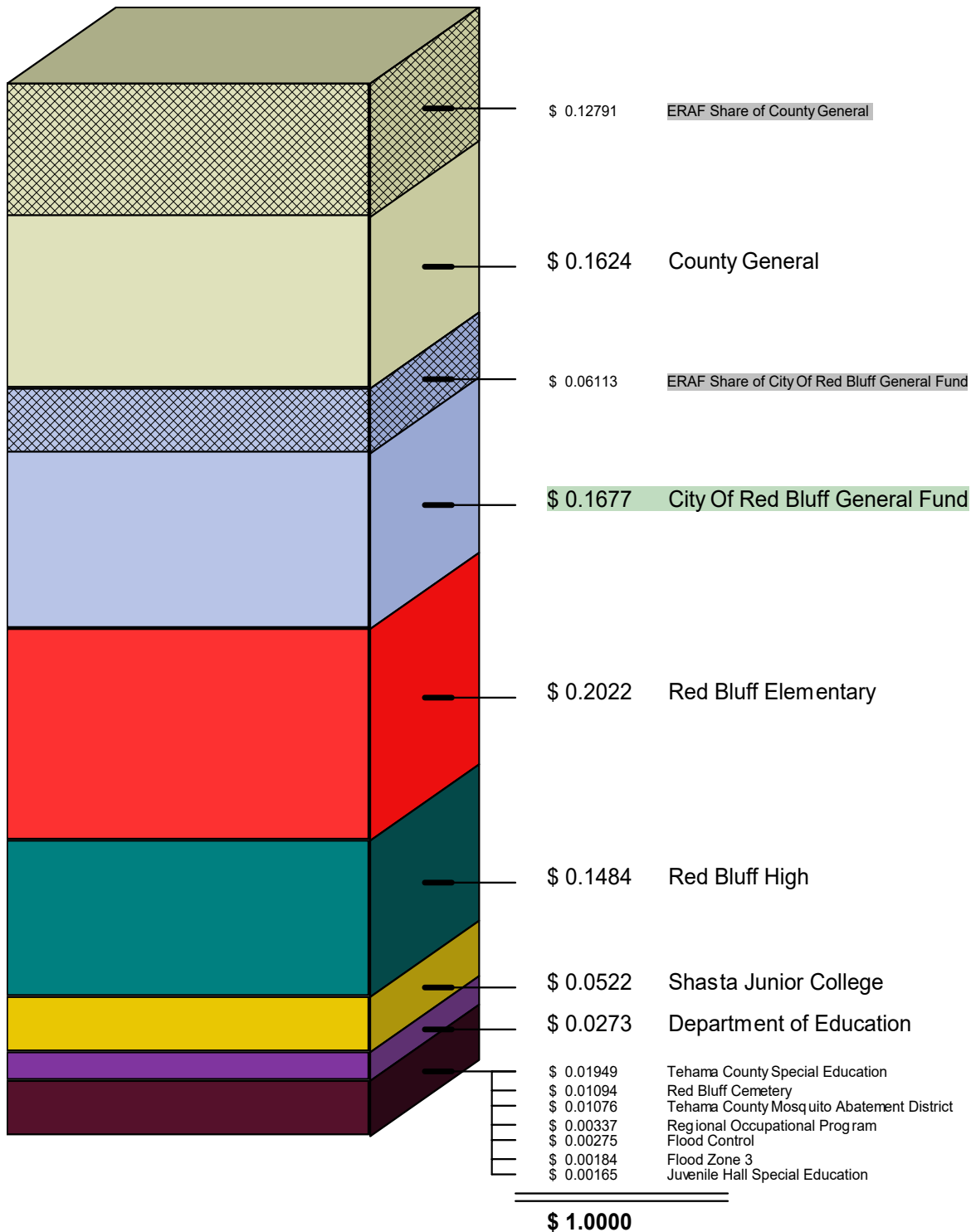
Parcel Counts



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 2021/22 Annual Tax Increment Tables

Prepared On 9/9/2021 By MV

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

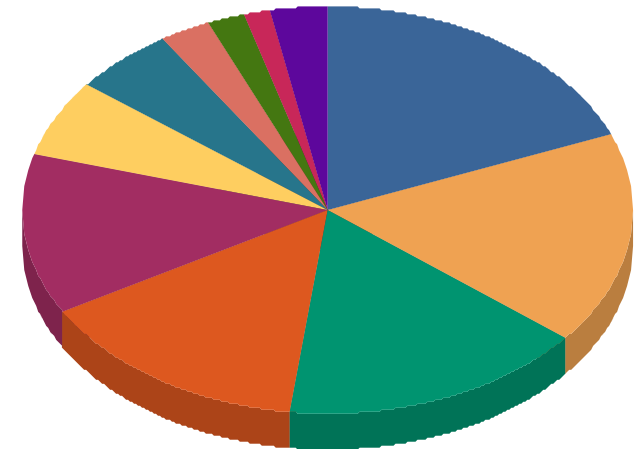
THE CITY OF RED BLUFF

2021/22 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	18.980654%
10201	City of Red Bluff General Fund	16.714653%
01001	County General	16.131469%
30019	Red Bluff High	14.875415%
01001-ERAF	ERAF Share of County General	12.706522%
10201-ERAF	ERAF Share of City of Red Bluff General Fund	6.093602%
30401	Shasta Junior College	5.230661%
30201	Department of Education	2.742426%
30102	Tehama County Special Education	1.954858%
30001	Antelope Elementary	1.436001%
25003	Tehama County Mosquito Abatement District	0.872481%
20006	Red Bluff Cemetery	0.803234%
30301	Regional Occupational Program	0.336965%
20006-ERAF	ERAF Share of Red Bluff Cemetery	0.292376%
27003	Flood Control	0.227187%
25003-ERAF	ERAF Share of Tehama County Mosquito Abatement Distr	0.204422%
30103	Juvenile Hall Special Education	0.164847%
27004	Flood Zone 3	0.154156%
27003-ERAF	ERAF Share of Flood Control	0.048040%
27004-ERAF	ERAF Share of Flood Zone 3	0.030031%
		100.000000%

Red Bluff Elementary	19.0%
City of Red Bluff General Fund	16.7%
County General	16.1%
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	1.4%
Others	3.1%
Total:	100.0%



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 taxing entities will likely be adjusted by the Auditor-Controller and will be lower than shown.

Data Source: 2021/22 Combined 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 9/9/2021 By MV

Page 21

THE CITY OF RED BLUFF

2021/22 ONE PERCENT WEIGHTED TAX SHARE

General Fund ATI Share for all Non-SA TRAs within each Agency - ERAF Adjusted

City	GF Share	GF Related Share	Total GF Share
Red Bluff	16.71%		16.71%
Corning	13.41%		13.41%
Tehama	8.83%		8.83%

NOTES: The share calculations do not take into account any override revenue.

The GF Related Share for non-school taxing entities may be adjusted further by the Auditor-Controller for ERAF and may be lower than shown.

New tax rate areas have been excluded from this calculation.

Data Source: 2021/22 Combined Tax Rolls

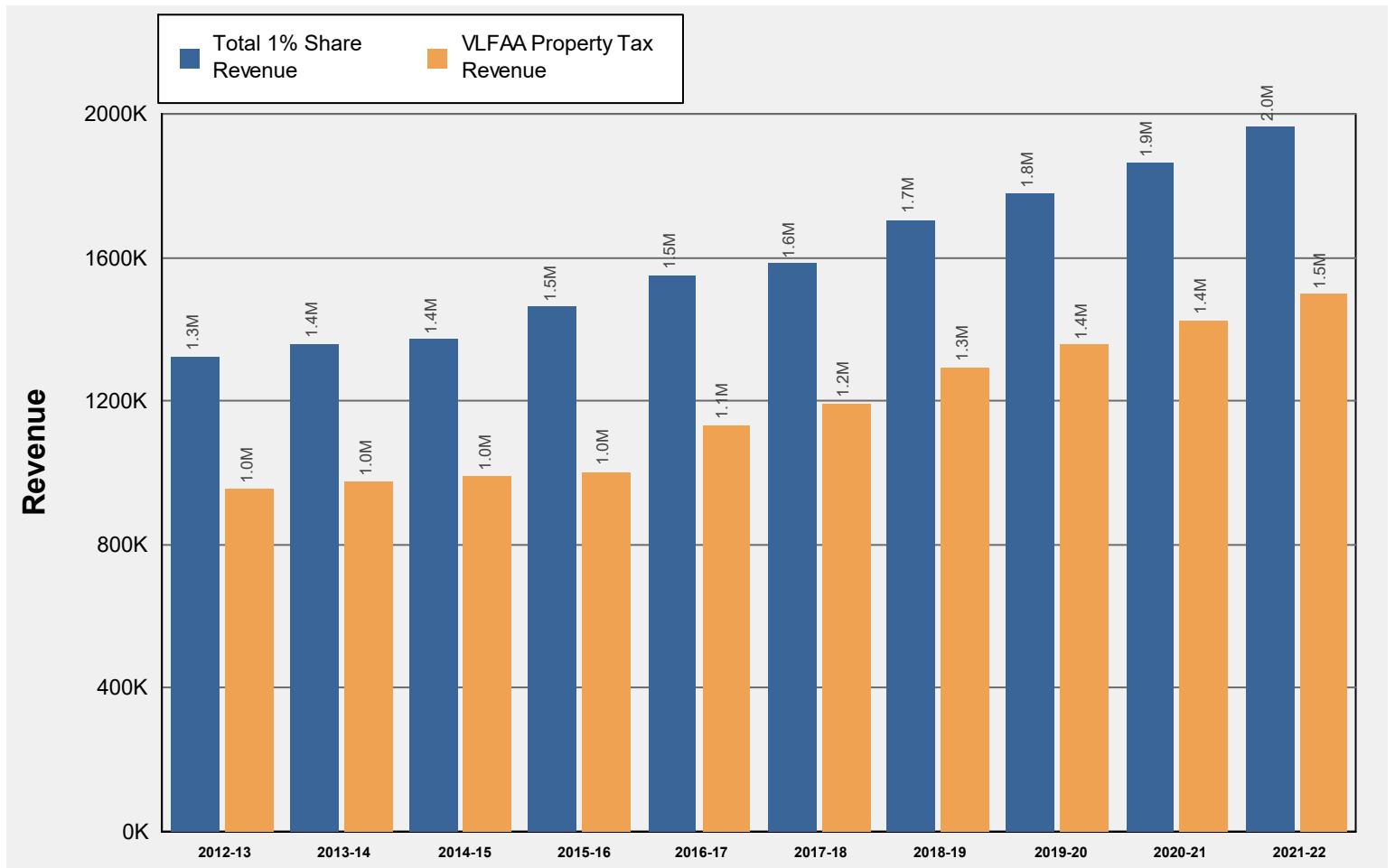
Prepared On 9/9/2021 By MV

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

THE CITY OF RED BLUFF

REVENUE HISTORY

Roll Year	Total 1% Share Revenue	% Chg	VLFAA Property Tax Revenue	% Chg
2012-13	\$1,321,929		\$952,017	
2013-14	\$1,358,662	2.8%	\$973,492	2.3%
2014-15	\$1,369,823	0.8%	\$986,592	1.3%
2015-16	\$1,459,842	6.6%	\$999,868	1.3%
2016-17	\$1,547,843	6.0%	\$1,131,708	13.2%
2017-18	\$1,582,244	2.2%	\$1,192,013	5.3%
2018-19	\$1,703,821	7.7%	\$1,291,567	8.4%
2019-20	\$1,777,488	4.3%	\$1,354,265	4.9%
2020-21	\$1,861,848	4.7%	\$1,423,456	5.1%
2021-22	\$1,964,615	5.5%	\$1,495,088	5.0%



Revenue flowing through a Successor Agency's RPTTF process as residual distribution is not included, nor are pooled revenue adjustments, including unitary revenue, County administrative fee, supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, and roll corrections. Homeowner exemption revenue is included in this revenue model.

Data Source: 2021-22 Combined 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 9/9/2021 By MV

Page 23

THE CITY OF RED BLUFF

PROPERTY TAX REVENUE - 2021/22

Estimated Revenue, Participates in Teeter Plan, 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	\$1,008,949,003	0.228082964	\$2,301,240.79	0.000000	\$0.00	\$2,301,240.79
UTIL	\$2,264,748	0.228793000	\$5,181.58	0.000000	\$0.00	\$5,181.58
UNS	\$54,187,058	0.228045229	\$123,571.00	0.000000	\$0.00	\$123,571.00
TOTAL	\$1,065,400,809	0.228082554	\$2,429,993.37	0.000000	\$0.00	\$2,429,993.37
+ Aircraft	\$38,213,723		\$127,379.08		\$0.00	\$127,379.08
Total Before Adjustments	\$1,103,614,532	0.231726964	\$2,557,372.45	0.000000	\$0.00	\$2,557,372.45
+ Adjustment for AB-8 Growth (Net effective Total Revenue Loss/Gain)			\$77,037.80			\$77,037.80
+ Adjustment for ERAF (From Basic Non-Aircraft Tax Rate Revenue Only)			-\$669,794.78			-\$669,794.78
Non SA TRAs Total	\$1,103,614,532	0.172445561	\$1,964,615.48			\$1,964,615.48
SB 2557 County Admin Fees (Prior Year Actual Amount)						-\$59,564.00

Unitary Revenue (Prior Year)	\$88,333.00
VLF Revenue (Estimated)	\$1,495,087.81

THE CITY OF RED BLUFF

NONRESIDENTIAL NEW CONSTRUCTION

2020/21 TO 2021/22 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
024-060-018-000	Industrial	Shaffer Michael And Karen	210,157	286,334	+ 36.2%
027-231-001-000	Industrial	Arec 38 Llc	4,432,418	4,514,813	+ 1.9%
029-032-003-000	Industrial	Butte Creek Petroleum Llc	178,496	283,280	+ 58.7%
029-264-009-000	Commercial	Tts Holdings Llc	542,000	559,615	+ 3.3%
029-422-007-000	Commercial	Reyes Roberto And Reyes Consuelo	155,066	156,973	+ 1.2%
031-020-051-000	Commercial	Red Bluff Senior Living Llc	2,253,090	2,299,171	+ 2.0%
031-080-018-000	Commercial	Alternatives To Violence	1,617,377	1,697,336	+ 4.9%
033-035-010-000	Commercial	Greenville Rancheria	427,292	433,794	+ 1.5%
033-041-010-000	Commercial	Singh Kanwar Jeet	590,388	597,383	+ 1.2%
033-140-027-000	Commercial	Redding Oil Company	163,947	191,559	+ 16.8%
033-180-081-000	Commercial	Rabobank Na	513,472	526,046	+ 2.4%
033-250-086-000	Commercial	Jb Investment Group Llc	700,024	881,184	+ 25.9%
033-260-035-000	Commercial	Greenville Rancheria	2,079,151	2,102,817	+ 1.1%
035-500-038-000	Industrial	Moore Family Trust 4 9 13	157,071	335,698	+ 113.7%
041-360-003-000	Commercial	Nguyen Jennifer Tran Living Trust Ua 3 2	378,007	382,428	+ 1.2%
041-360-043-000	Commercial	Red Bluff Motel Investments	2,224,379	2,293,978	+ 3.1%
16 Parcels Listed			16,622,335	17,542,409	+ 5.5%

This calculation reflects the 2021/22 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 2021/22 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	920,074
Less Automatic 1.036% Assessors's Inflation Adjustment	-172,207
<u>Actual Change in Non-Residential Valuation</u>	<u>747,867</u>
Change in Total Assessed Value	52,622,840
= Alternate 2022/23 Appropriations Limit Factor	1.42%



THE CITY OF RED BLUFF

2021/22 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) HELIBRO LLC				23	\$30,819,070	33.35%	\$30,819,070	2.79%	Unsecured City of Red Bluff General Fund
2) WALMART STORES INC	1	\$27,027,900	2.67%				\$27,027,900	2.45%	Commercial City of Red Bluff General Fund
3) KUMAR HOTELS INC	2	\$22,716,917	2.25%				\$22,716,917	2.06%	Commercial City of Red Bluff General Fund
4) BELLE MILL PROPERTY OWNER LLC	2	\$11,155,183	1.10%				\$11,155,183	1.01%	Commercial City of Red Bluff General Fund
5) P J HELICOPTERS INC	2	\$1,765,185	0.17%	12	\$9,382,365	10.15%	\$11,147,550	1.01%	Unsecured City of Red Bluff General Fund
6) HOME DEPOT USA INC	2	\$9,022,713	0.89%				\$9,022,713	0.82%	Industrial City of Red Bluff General Fund
7) CABERNET APARTMENTS ETAL	2	\$8,899,518	0.88%				\$8,899,518	0.81%	Residential City of Red Bluff General Fund
8) RALEYS INC	1	\$6,328,843	0.63%	1	\$1,968,670	2.13%	\$8,297,513	0.75%	Commercial City of Red Bluff General Fund
9) GREENVILLE RANCHERIA	13	\$7,193,791	0.71%				\$7,193,791	0.65%	Commercial City of Red Bluff General Fund
10) TEHAMA MEDICAL ARTS LLC	3	\$6,942,445	0.69%				\$6,942,445	0.63%	Commercial City of Red Bluff General Fund
Top Ten Total	28	\$101,052,495	9.99%	36	\$42,170,105	45.64%	\$143,222,600	12.98%	
City Total		\$1,011,213,751			\$92,400,781		\$1,103,614,532		

2021/22 TOP 25 PROPERTY TAXPAYERS - SECURED

Top Property Taxpayers Based On Net Taxable Values

Owner (Number of Parcels)	Assessed Value
1) WALMART STORES INC (1)	\$27,027,900
2) KUMAR HOTELS INC (2)	\$22,716,917
3) BELLE MILL PROPERTY OWNER LLC (2)	\$11,155,183
4) HOME DEPOT USA INC (2)	\$9,022,713
5) CABERNET APARTMENTS ETAL (2)	\$8,899,518
6) GREENVILLE RANCHERIA (13)	\$7,193,791
7) TEHAMA MEDICAL ARTS LLC (3)	\$6,942,445
8) RALEYS INC (1)	\$6,328,843
9) WALTON HOMESTEAD FAMILY LLC ETAL (15)	\$5,939,920
10) CORNERSTONE COMMUNITY BANK (5)	\$5,503,265
11) AREC 38 LLC (1)	\$5,307,626
12) ASSISTED LIVING FACILITIES INC (1)	\$5,170,000
13) RED BLUFF CAMPGROUND LLC (1)	\$4,621,915
14) JAIMAV PROPERTIES LLC (2)	\$4,617,823
15) SUTTON FLORMANN LLC ET AL (1)	\$4,441,294
16) SINGH HOTEL GROUP LLC (2)	\$4,289,842
17) MARK S NAVONE (2)	\$4,169,249
18) RAINTREE TWENTY-FOUR LLC (3)	\$4,140,884
19) CHRIS A DITTNER TRUST (7)	\$4,057,398
20) JOE WONG TRUSTEE (3)	\$3,853,950
21) ETHAN GREGORY CONRAD (1)	\$3,707,320
22) ALLIED FARMS INC (5)	\$3,640,428
23) 10815 GOLD CENTER LLC (1)	\$3,538,264
24) STEVE MICHAEL SHUDOMA (1)	\$3,287,872
25) JASWANT SINGH (2)	\$3,191,060

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 09/09/21 by MaheaV using sales through 07/15/21 (Version R.1)

Data Source: Tehama County Assessor 2021/22 Combined Tax Rolls and the SBE Non Unitary Tax Roll

Prepared On 9/9/2021 By MV

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

Owner (Number of Parcels)	Assessed Value
1) HELIBRO LLC (23)	\$30,819,070
2) P J HELICOPTERS INC (12)	\$9,382,365
3) PF RED BLUFF FITNESS LLC (1)	\$2,452,670
4) LEPAGE COMPANY INC (1)	\$2,064,120
5) RALEYS INC (1)	\$1,968,670
6) SPECTRUM PACIFIC WEST LLC (1)	\$1,534,150
7) SAVE MART SUPERMARKETS (1)	\$1,519,290
8) BENS TRUCK EQUIPMENT INC (2)	\$1,377,290
9) GROCERY OUTLET INC (1)	\$1,347,320
10) STARBUCKS CORPORATION (3)	\$1,184,640
11) DIGNITY HEALTH (6)	\$1,142,780
12) CROWN CREDIT COMPANY (1)	\$1,123,390
13) MJROBIK INC (1)	\$966,520
14) RED BLUFF CANCER CENTER INC (1)	\$964,986
15) HARBOR FREIGHT TOOLS USA INC (1)	\$815,030
16) BASIN ENTERPRISES INC (1)	\$805,189
17) DE LAGE LANDEN FINANCIAL SERVICES INC (1)	\$660,200
18) TESLA ENERGY OPERATIONS INC (1)	\$645,100
19) AARON RENTS INC (1)	\$619,880
20) CHRISTINE FRESEMAN (1)	\$524,860
21) GUY RENTS INC (1)	\$486,140
22) HOOKER CREEK INC (1)	\$477,460
23) TJX COMPANIES INC (1)	\$474,040
24) J A SUTHERLAND INC (4)	\$447,115
25) DOLGEN CALIFORNIA LLC (2)	\$440,030

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 09/09/21 by MaheaV using sales through 07/15/21 (Version R.1)

Data Source: Tehama County Assessor 2021/22 Combined Tax Rolls and the SBE Non Unitary Tax Roll

Prepared On 9/9/2021 By MV

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

Energy Company Parcels							
Parcel	Map Number	TRA	Owner	Land Value	Improvement Value	Personal Property	Total Value
0135-083-0017-04		002-001	Pacific Gas AND Electric Company	0	0	800,000	800,000
0135-091-0013-17	0135-52-032-01	002-001	Pacific Gas AND Electric Company	100	0	0	100
2 Energy Company Parcels				\$100	\$0	\$800,000	\$800,100

Railroad Company Parcels							
Parcel	Map Number	TRA	Owner	Land Value	Improvement Value	Personal Property	Total Value
0843-091-0013-20	0872-52-011K-34	002-001	Union Pacific Railroad Company	1,078,200	0	0	1,078,200
0843-091-0013-21	0872-52-012-04	002-001	Union Pacific Railroad Company	90,300	0	0	90,300
0843-091-0013-22	0872-52-012-09	002-001	Union Pacific Railroad Company	103,300	0	0	103,300
0843-091-0013-23	0872-52-012-11	002-001	Union Pacific Railroad Company	60,000	0	0	60,000
0843-091-0013-24	0872-52-012-18	002-001	Union Pacific Railroad Company	71,875	0	0	71,875
0843-091-0014-01	0872-52-012D-31	002-001	Union Pacific Railroad Company	9,913	0	0	9,913
0843-091-0014-02	0872-52-012H-37	002-001	Union Pacific Railroad Company	40,500	0	0	40,500
0843-091-0014-03	0872-52-012J-40	002-001	Union Pacific Railroad Company	10,560	0	0	10,560
8 Railroad Company Parcels				\$1,464,648	\$0	\$0	\$1,464,648

Totals				Land Value	Improvement Value	Personal Property	Total Value
10 Utility Parcels Listed				\$1,464,748	\$0	\$800,000	\$2,264,748

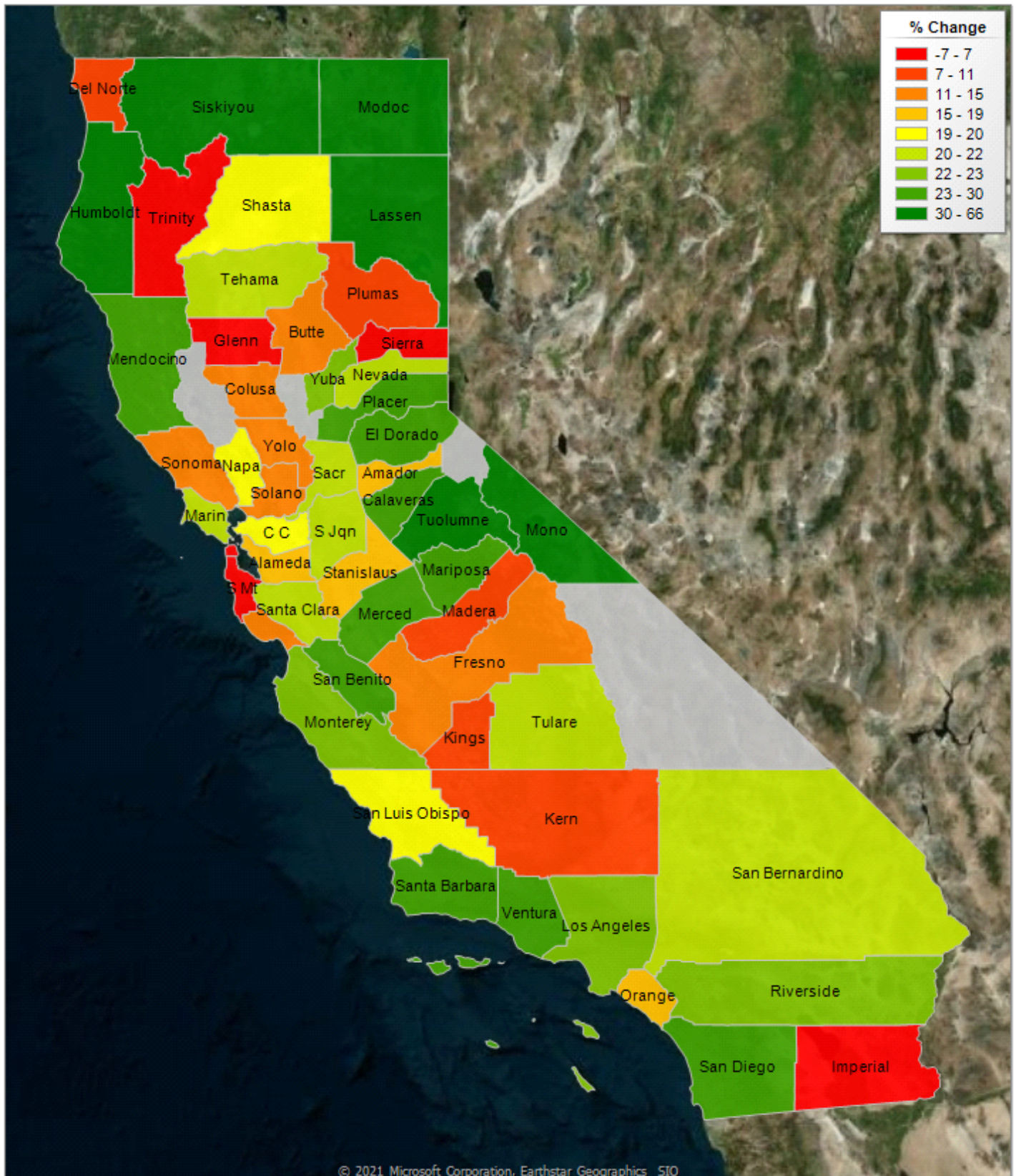
THE CITY OF RED BLUFF

2021/22 PARCEL CHANGE LISTING

Dropped Parcel	New Parcel No.	TRA	Use Category	Owner	Situs	Dropped Parcel Prior Year Value	New Parcel No. Taxable Value
	029-122-021-000	002-001	Vacant	Marengo Freda C Trustee F C Marengo Trust		\$0	\$499
	029-122-024-000	002-001	Vacant	Marengo Freda C Trustee F C Marengo Trust		\$0	\$325
033-250-039-000		002-001	Industrial	Giambroni Joseph R; Giambroni Jess A	1115 Metzger St	\$102,737	\$0
033-250-040-000		002-001	Vacant	Giambroni Joseph R; Giambroni Jess A	1225 Metzger St	\$32,532	\$0
	033-250-088-000	002-001	Vacant	Giambroni Family Trust 7 20 95		\$0	\$45,241
	033-250-089-000	002-001	Industrial	Giambroni Family Trust 7 20 95		\$0	\$91,426
035-021-006-000		002-001	Govt. Owned	County Of Tehama		\$0	\$0
035-030-011-000		002-001	Vacant	Bizon Group Inc		\$67,533	\$0
035-030-012-000		002-001	Vacant	Bizon Group Inc		\$36,466	\$0
035-030-013-000		002-001	Vacant	Bizon Group Inc		\$36,466	\$0
	035-030-015-000	002-001	Vacant	Bizon Group Inc		\$0	\$200,000
	035-030-016-000	002-001	Vacant	Bohannon Don A Trust Bohannon Revocable *		\$0	\$5,068
041-430-011-000		002-003	Commercial	Belle Mill Pad Owner Llc		\$2,164,862	\$0
041-430-012-000		002-003	Commercial	Belle Mill Pad Owner Llc	82 Belle Mill Rd	\$10,283,103	\$0
041-430-014-000		002-005	Vacant	Durango Rv Resorts Red Bluff		\$0	\$0
041-430-017-000		002-005	Vacant	City Of Red Bluff		\$0	\$0
	041-430-020-000	002-003	Commercial	Belle Mill Property Owner Llc	82 Belle Mill Rd	\$0	\$10,700,366
	041-430-021-000	002-003	Commercial	Belle Mill Pad Owner Llc		\$0	\$454,817
	041-430-023-000	002-005	Vacant	Durango Rv Resorts Red Bluff		\$0	\$0
	041-430-025-000	002-005	Vacant	City Of Red Bluff		\$0	\$0
860-000-092-000		002-001		City Of Red Bluff	1828 Airport Blvd	\$0	\$0
11 Dropped Parcels		10 Added Parcels		Totals:		\$12,723,699	\$11,497,742

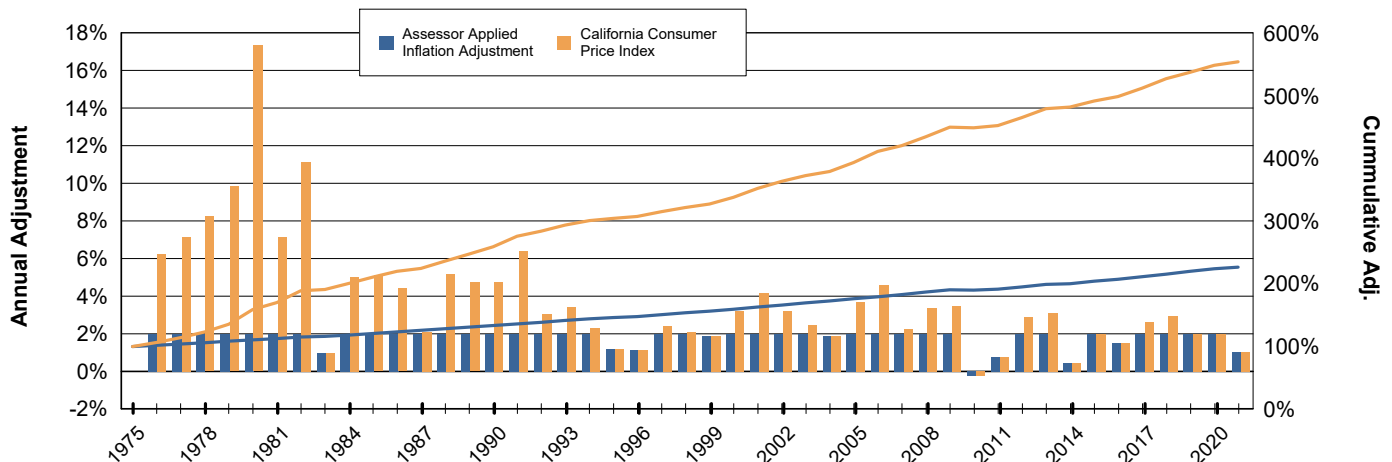
MEDIAN SFR SALES PRICE INCREASE

Percent change in median price June 2020 - June 2021



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
2019-20	2.000%	219.80%	2.000%	537.89%	\$2,198	\$5,379
2020-21	2.000%	224.19%	2.000%	548.65%	\$2,242	\$5,486
2021-22	1.036%	226.52%	1.036%	554.33%	\$2,265	\$5,543
Totals					\$73,978	\$155,326



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

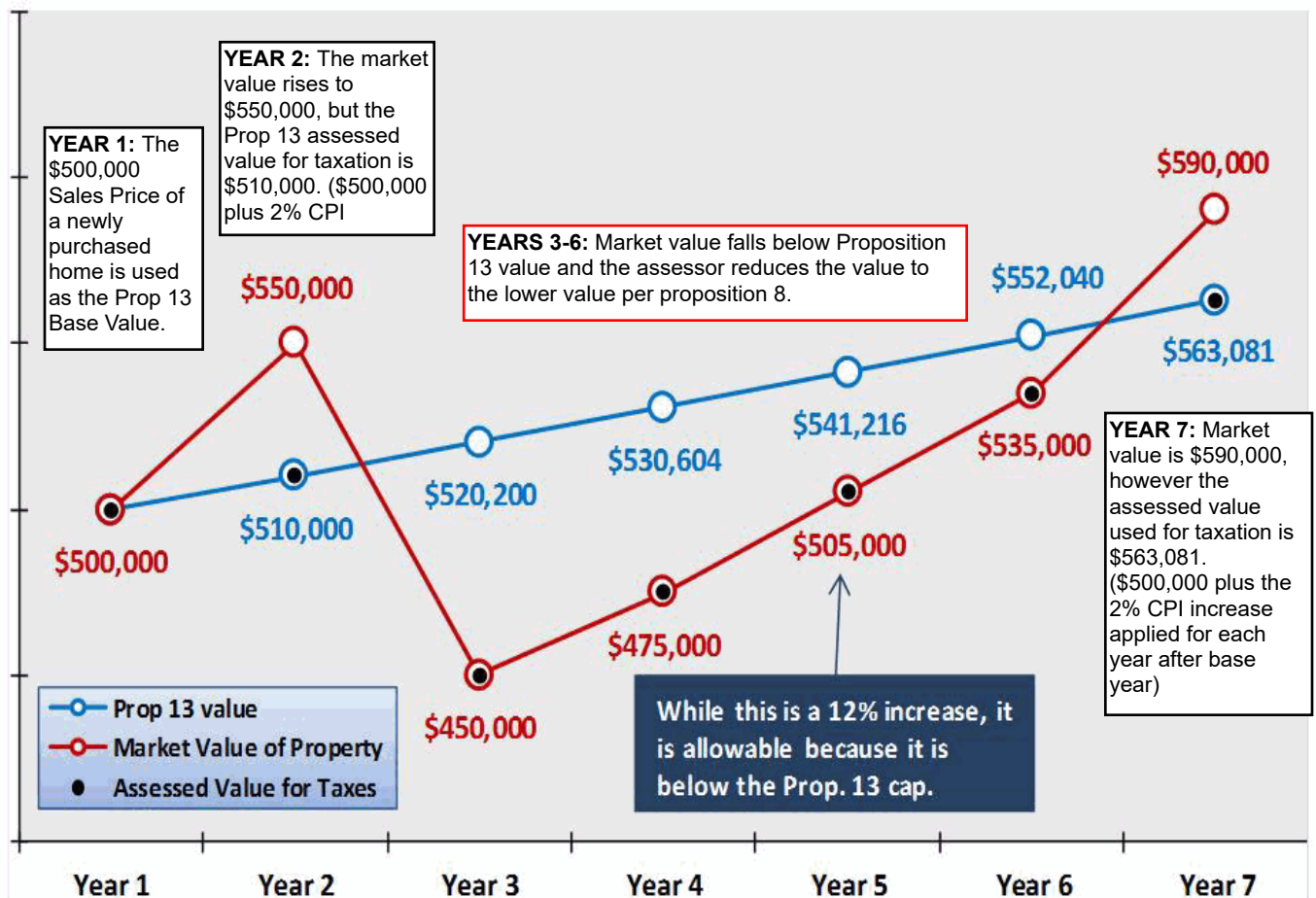
This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 9/9/2021 By MV

Page 32

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).



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.

One Percent Weighted Tax Share

Each city's weighted average share of the 1% is listed for comparative purposes. In addition to the general fund's share, any general fund related share (eg. lighting, maintenance, etc.) is listed in the second column. GF shares shown have been shifted for ERAF. GF Related Shares may be adjusted further by the Auditor-Controller for ERAF in counties where the ERAF is not shifted at the TRA level.

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.

New Construction History

A history of improvement values added for residential and all nonresidential development as determined by properties that had no transfer of ownership, no appeals and where the improvement increases are greater than the assessor applied CPI. We have eliminated the outlying years where the total new construction falls outside one standard deviation of the average and have then calculated 25%, 50% and 75% of the average of the remaining years on this report.

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.

HdL Coren & Cone
120 S. State College Blvd, Suite 200
Brea, California 92821

Phone: 714.879.5000
E-Mail: info@hdlccpropertytax.com
www.hdlccpropertytax.com



RED BLUFF

2021/22 PROPERTY TAX SUMMARY

HdL
Coren & Cone

The City of Red Bluff experienced a net taxable value increase of 5.0% for the 2021/22 tax roll, that was modestly less than the increase experienced countywide at 6.3%. The assessed value increase between 2020/21 and 2021/22 was \$52.9 million. The change attributed to the 1.036% Proposition 13 inflation adjustment was \$7.9 million. That accounted for 15% of all growth experienced in the City.

The largest increase was reported on commercial property owned by Patrick Gorham at 1635 Main Street with an increase of \$2.1 million. This is a former vacant site that has seen improvements added this year. The property was purchased in 2019 and a self storage development has been added. This is the location of the Chaney Self Storage. Commercial property at 2800 Main Street owned by Jaswant Singh increased \$1.3 million reflecting growth due to a purchase price of \$5.1 million paid for this hotel site in 2020. This is the location of the Holiday Inn and Suites Red Bluff Redding. 2 multifamily residential sites owned by Cabernet Apartments at 21 Gamay Court and 15 Cabernet Court posted a collective increase of \$1.6 million after the improvement values on each of these sites was increased between tax years.

The largest decline was posted on a residential property owned by Dignity Health at 2580 Sister Mary Columba Dr. after there was an application of an exemption for this hospital use before the release of the roll this year for a reduction of \$1.5 million. Commercial property owned by Walmart Stores Inc at 650 Luther Road reported a decline \$1.1 million between tax years- a successful appeal.

Growth in home sales strengthened in the summer of 2020 and many cities saw an increase in properties for sale. Sales price increases in 2020 were reflected on the 2021/22 tax rolls. North Bay counties saw mild declines in median prices in late 2019 and early 2020 and Southern California counties saw a flattening of prices in many areas. Homes prices increased in the second half of 2020. Sale prices grew due to low inventory and the declining mortgage rates. These conditions have continued to caused prices to rise in 2021. The median sale price of a detached single family residential home in Red Bluff from January through June was \$245,000.00. This represents a \$25,000.00 (11.36%) increase in median sale price from 2020.

Year	D-SFR Sales	Median Price	% Change
2015	161	\$136,000	
2016	153	\$154,500	13.60%
2017	184	\$160,000	3.56%
2018	188	\$185,000	15.63%
2019	225	\$195,000	5.41%
2020	200	\$220,000	12.82%
2021	117	\$245,000	11.36%

2021/22 Tax Shift Summary

ERAF I & II	\$-669,795
VLFAA (est.)	\$1,495,088

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. HELIBRO LLC	\$30,819,070	2.79%	Unsecured
2. WALMART STORES INC	\$27,027,900	2.45%	Commercial
3. KUMAR HOTELS INC	\$22,716,917	2.06%	Commercial
4. BELLE MILL PROPERTY OWNER LLC	\$11,155,183	1.01%	Commercial
5. P J HELICOPTERS INC	\$11,147,550	1.01%	Unsecured
6. HOME DEPOT USA INC	\$9,022,713	0.82%	Industrial
7. CABERNET APARTMENTS ETAL	\$8,899,518	0.81%	Residential
8. RALEYS INC	\$8,297,513	0.75%	Commercial
9. GREENVILLE RANCHERIA	\$7,193,791	0.65%	Commercial
10. TEHAMA MEDICAL ARTS LLC	\$6,942,445	0.63%	Commercial
Top Ten Total	\$143,222,600	12.98%	

Real Estate Trends

Home Sales

While a reduction in the number of single-family home sales was experienced in many areas and sales price changes reflected modest declines or increases in 2019 and early 2020, these market trends were impacted by COVID-19 beginning in March 2020. The number of home sales plummeted as potential buyers stayed home. After major reductions in the number of sales in April and May, sales of detached SFR rebounded and statewide the number of sales increased by 3.5% over 2019. Statewide, the median sales prices for July 2021 increased by 21.74% over July 2020 and were up by 33.42% over July 2019. The statewide median time on the market for detached SFR was 8 days in July 2021. The 30-year, fixed-mortgage interest rate averaged 2.71% as of September 2, 2021 down from 3.16% in June 2020.

All Homes	Units Sold June-2020	Units Sold June-2021	% Change	Median Price June-2020	Median Price June-2021	% Change
Butte County	297	350	17.85%	\$339,000	\$376,500	11.06%
Nevada County	274	309	12.77%	\$480,000	\$580,000	20.83%
Placer County	860	944	9.77%	\$522,750	\$645,750	23.53%
Shasta County	312	372	19.23%	\$279,500	\$335,000	19.86%
Tehama County	107	126	17.76%	\$228,000	\$275,500	20.83%
Yolo County	240	271	12.92%	\$480,250	\$552,000	14.94%

Housing Affordability Remains a Challenge Throughout California

The COVID-19 pandemic inhibited property sales in the first quarter of 2020 but for most communities it did not significantly impact 2021-20 assessed value growth from transfers of ownership. The stay-at-home orders, business closures and other economic impacts affected 2021-22 growth by reducing the annual CPI adjustment from the maximum 2% to 1.036%. New construction already underway did not see a decline, however, the shortages of building materials affected new construction starts in the second half of the 2020 and into 2021.

Gains in median housing prices do not suggest that there is any potential for county assessors to apply Proposition 8 value reductions on single family homes. While assessed values on the 2020-21 rolls were not impacted by the pandemic, the effects of the pandemic are reflected in large increases in assessment appeals activity for that fiscal year. The chart below reflects 2019-20 and 2020-21 values under appeal by property owners in select counties as a percentage of total taxable values reported in each year.

Comparison of Value Under Appeal By County
2019-20 to 2020-21, as a percentage of total taxable value

