



Assessor-Recorder Annual Report



Kaenan Whitman
Assessor-Recorder

Annual Report 2015-2016

Tuolumne County Assessor-Recorder

Assessment Division

The local assessment roll consists of the Secured and Unsecured Rolls. The Unsecured Roll includes the assessments for boats, aircraft, and business personal property. The total net assessed value on the Unsecured Roll for the 2015-16 fiscal year is \$194.5 million, showing a increase in assessed values of 1.61% from last year. The Secured Roll which includes the assessment of all privately-owned real property in the county now stands at \$6.29 billion, an increase of 5.36% over last year. The combined total net taxable value of property in Tuolumne County for 2015-16 fiscal year is just under \$6.49 billion, representing an overall increase of more than \$323 million in assessed value or an increase of 5.25% from last year's totals.

The 2014 calendar year continues to show real estate activity picking up and selling prices increasing after nearly 5 years of decline. There are still 7,126 (18.48%) of properties on the Secured Roll whose values were reduced due to the cumulative decline in values in recent years. By law, the assessor is required to compare the current market value of a property with its current assessed value and enroll the lesser of the two on the assessment roll. Now that we are starting to see some strengthening of property values, our office has begun the process of partially restoring the base year values of many of those properties. The increases in property values, while encouraging, are still a long way from offsetting the many years of decline that we have been experiencing.

Recording Division

During the calendar year 2014, the Recorder's office experienced a 16.94% decrease in the amount of recording and copy fees. However the stronger housing market increased the Documentary Transfer Tax collected by 17.61%. The total number of documents recorded decreased by 24.11%. Most noticeable was the decreases in the numbers of Deeds of Trust and Reconveyances, which indicates that property owners choosing to refinance has decreased. Notices of Default, Notices of Trustees Sales, and Trustees Deeds recorded continued to decrease. These foreclosure-related documents were more in keeping with the levels we were seeing before the "bursting" of the real estate bubble in 2008.

My sincere thanks goes out to the dedicated staff of men and women that worked hard to perform both assessment and recording functions efficiently and professionally during the past year. This would not have been possible without them.

I also want to express my thanks to the members of the Tuolumne County Board of Supervisors and the County Administrator for providing the support necessary for us to do our job.

Kaenan Whitman, Assessor-Recorder
County of Tuolumne



KAENAN WHITMAN
Assessor-Recorder

COUNTY OF TUOLUMNE

OFFICE OF ASSESSOR-RECORDER

Administration Center • 2 South Green Street • Sonora, CA 95370

Assessor: (209) 533-5535
Assessor Fax: (209) 533-5674
Recorder: (209) 533-5531
Recorder Fax: (209) 533-6543

ASSESSOR'S AFFIDAVIT

Rev. & Tax Code Sec. 616

I, Kaenan Whitman, Assessor-Recorder of Tuolumne County, swear that between the lien date and July 1, 2015, I have made diligent inquiry and examination to ascertain all the property within the county subject to assessment by me, and that it has been assessed on the roll, according to the best of my judgment, information and belief, at its value as required by law; and that I have faithfully complied with all the duties imposed on the Assessor-Recorder under the revenue laws; and that I have not imposed any unjust or double assessment through malice, ill will, or otherwise; nor allowed anyone to escape a just and equal assessment through favor, reward, or otherwise.

Witness my hand this 26 day of June, 2015

Kaenan Whitman
Kaenan Whitman, Assessor-Recorder
County of Tuolumne

Subscribed and sworn before me this 26 day of June, 2015

Deborah Bautista
Deborah Bautista, Auditor/Controller
County of Tuolumne

ASSESSMENT DIVISION



Assessment Roll Summary

	<u>2015-16</u>	<u>2014-15</u>	AMOUNT OF CHANGE	PERCENT CHANGE
Secured				
Land	\$ 2,086,793,207	\$ 2,003,900,882	\$ 82,892,325	4.14%
Improvements	\$ 4,273,079,197	\$ 4,030,507,438	\$ 242,571,759	6.02%
Fixed Equipment	\$ 34,369,193	\$ 40,928,155	\$ (6,558,962)	-16.03%
Mobiles	\$ 45,616,767	\$ 46,794,091	\$ (1,177,324)	-2.52%
Leasehold	\$ 238,346	\$ 48,932	\$ 189,414	387.10%
Personal Property	\$ 62,713,304	\$ 65,344,559	\$ (2,631,255)	-4.03%
Penalty	\$ 770,283	\$ 1,749,102	\$ (978,819)	-55.96%
Gross Secured Total	\$ 6,503,580,297	\$ 6,189,273,159	\$ 314,307,138	5.08%
Less Nonreimbursable Exemptions	\$ 209,590,868	\$ 215,603,243	\$ (6,012,375)	-2.79%
Net Taxable Value	\$ 6,293,989,429	\$ 5,973,669,916	\$ 320,319,513	5.36%
Less Homeowners' Exemptions	\$ 85,630,271	\$ 86,358,815	\$ (728,544)	-0.84%
Net Tangible Value	\$ 6,208,359,158	\$ 5,887,311,101	\$ 321,048,057	5.45%
Unsecured				
Land	\$ 16,789,448	\$ 16,740,257	\$ 49,191	0.29%
Improvements	\$ 9,475,536	\$ 9,450,920	\$ 24,616	0.26%
Fixed Equipment	\$ 26,169,252	\$ 27,348,603	\$ (1,179,351)	-4.31%
Leasehold	\$ 11,928,260	\$ 12,433,952	\$ (505,692)	-4.07%
Personal Property	\$ 128,456,646	\$ 124,968,065	\$ 3,488,581	2.79%
Penalty	\$ 2,257,254	\$ 1,497,921	\$ 759,333	50.69%
Gross Unsecured Total	\$ 195,076,396	\$ 192,439,718	\$ 2,636,678	1.37%
Less Nonreimbursable Exemptions	\$ 515,330	\$ 960,555	\$ (445,225)	-46.35%
Net Taxable Value	\$ 194,561,066	\$ 191,479,163	\$ 3,081,903	1.61%
Less Homeowners' Exemptions	\$ -	\$ -	\$ -	
Net Tangible Value	\$ 194,561,066	\$ 191,479,163	\$ 3,081,903	1.61%
Taxable Secured and Unsecured Total	\$ 6,488,550,495	\$ 6,165,149,079	\$ 323,401,416	5.25%

Excludes State Assessed Property

City of Sonora

	<u>2015-16</u>	<u>2014-15</u>	AMOUNT OF CHANGE	PERCENT CHANGE
Secured				
Land	\$ 168,305,161	\$ 163,049,899	\$ 5,255,262	3.22%
Improvements	\$ 406,373,501	\$ 387,850,861	\$ 18,522,640	4.78%
Fixed Equipment	\$ 2,502,614	\$ 2,640,548	\$ (137,934)	-5.22%
Mobiles	\$ 24,591	\$ 24,591	\$ -	no change
Leasehold	\$ -	\$ -	\$ -	no change
Personal Property	\$ 26,710,395	\$ 29,989,027	\$ (3,278,632)	-10.93%
Penalty	\$ 39,762	\$ 67,044	\$ (27,282)	-40.69%
Gross Secured Total	\$ 603,956,024	\$ 583,621,970	\$ 20,334,054	3.48%
Less Nonreimbursable Exemptions	\$ 102,839,240	\$ 102,187,529	\$ 651,711	0.64%
Net Taxable Value	\$ 501,116,784	\$ 481,434,441	\$ 19,682,343	4.09%
Less Homeowners' Exemptions	\$ 5,208,000	\$ 5,247,200	\$ (39,200)	-0.75%
Net Tangible Value	\$ 495,908,784	\$ 476,187,241	\$ 19,721,543	4.14%
Unsecured				
Land	\$ 62,261	\$ 67,045	\$ (4,784)	-7.14%
Improvements	\$ 91,455	\$ 93,366	\$ (1,911)	-2.05%
Fixed Equipment	\$ 7,608,457	\$ 6,495,656	\$ 1,112,801	17.13%
Leasehold	\$ 4,444,604	\$ 4,452,127	\$ (7,523)	-0.17%
Personal Property	\$ 22,079,535	\$ 21,980,067	\$ 99,468	0.45%
Penalty	\$ 259,048	\$ 254,386	\$ 4,662	1.83%
Gross Unsecured Total	\$ 34,545,360	\$ 33,342,647	\$ 1,202,713	3.61%
Less Nonreimbursable Exemptions	\$ 129,699	\$ 459,784	\$ (330,085)	
Net Taxable Value	\$ 34,415,661	\$ 32,882,863	\$ 1,532,798	4.66%
Less Homeowners' Exemptions	\$ -	\$ -	\$ -	
Net Tangible Value	\$ 34,415,661	\$ 32,882,863	\$ 1,532,798	4.66%
Taxable Secured and Unsecured Total	\$ 535,532,445	\$ 514,317,304	\$ 21,215,141	4.12%

Excludes State Assessed Property

Sonora High School District

	Total Sonora High 2015-16	2014-15	AMOUNT OF CHANGE	PERCENT CHANGE
Secured				
Land	\$ 1,196,385,500	\$ 1,148,872,249	\$ 47,513,251	4.14%
Improvements	\$ 2,464,718,385	\$ 2,313,707,373	\$ 151,011,012	6.53%
Fixed Equipment	\$ 31,098,223	\$ 37,356,256	\$ (6,258,033)	-16.75%
Mobiles	\$ 42,272,445	\$ 43,463,510	\$ (1,191,065)	-2.74%
Leasehold	\$ 215,768	\$ 26,776	\$ 188,992	705.83%
Personal Property	\$ 55,291,834	\$ 58,318,996	\$ (3,027,162)	-5.19%
Penalty	\$ 562,240	\$ 1,245,029	\$ (682,789)	-54.84%
Gross Secured Total	\$ 3,790,544,395	\$ 3,602,990,189	\$ 187,554,206	5.21%
Less Nonreimbursable Exemptions	\$ 169,172,518	\$ 173,497,002	\$ (4,324,484)	-2.49%
Net Taxable Value	\$ 3,621,371,877	\$ 3,429,493,187	\$ 191,878,690	5.59%
Less Homeowners' Exemptions	\$ 58,841,421	\$ 59,284,749	\$ (443,328)	-0.75%
Net Tangible Value	\$ 3,562,530,456	\$ 3,370,208,438	\$ 192,322,018	5.71%
Unsecured				
Land	\$ 2,459,033	\$ 2,482,281	\$ (23,248)	-0.94%
Improvements	\$ 3,751,101	\$ 3,804,121	\$ (53,020)	-1.39%
Fixed Equipment	\$ 21,512,174	\$ 22,228,493	\$ (716,319)	-3.22%
Leasehold	\$ 10,581,607	\$ 11,086,326	\$ (504,719)	-4.55%
Personal Property	\$ 88,987,138	\$ 85,474,917	\$ 3,512,221	4.11%
Penalty	\$ 1,725,962	\$ 1,020,732	\$ 705,230	69.09%
Gross Unsecured Total	\$ 129,017,015	\$ 126,096,870	\$ 2,920,145	2.32%
Less Nonreimbursable Exemptions	\$ 294,565	\$ 621,599	\$ (327,034)	-52.61%
Net Taxable Value	\$ 128,722,450	\$ 125,475,271	\$ 3,247,179	2.59%
Less Homeowners' Exemptions	\$ -	\$ -	\$ -	
Net Tangible Value	\$ 128,722,450	\$ 125,475,271	\$ 3,247,179	2.59%
Taxable Secured and Unsecured Total	\$ 3,750,094,327	\$ 3,554,968,458	\$ 195,125,869	5.49%

Excludes State Assessed Property

Summerville High School District

	Total Summerville High		AMOUNT OF	PERCENT
	<u>2015-16</u>	<u>2014-15</u>	CHANGE	CHANGE
Secured				
Land	\$ 537,401,072	\$ 513,907,077	\$ 23,493,995	4.57%
Improvements	\$ 1,084,170,721	\$ 1,027,901,060	\$ 56,269,661	5.47%
Fixed Equipment	\$ 2,822,108	\$ 3,074,875	\$ (252,767)	-8.22%
Mobiles	\$ 1,282,472	\$ 1,302,622	\$ (20,150)	-1.55%
Leasehold	\$ 22,578	\$ 22,156	\$ 422	1.90%
Personal Property	\$ 5,672,306	\$ 5,320,973	\$ 351,333	6.60%
Penalty	\$ 147,478	\$ 390,791	\$ (243,313)	-62.26%
Gross Secured Total	\$ 1,631,518,735	\$ 1,551,919,554	\$ 79,599,181	5.13%
Less Nonreimbursable Exemptions	\$ 23,138,109	\$ 23,162,875	\$ (24,766)	-0.11%
Net Taxable Value	\$ 1,608,380,626	\$ 1,528,756,679	\$ 79,623,947	5.21%
Less Homeowners' Exemptions	\$ 16,731,456	\$ 16,911,805	\$ (180,349)	-1.07%
Net Tangible Value	\$ 1,591,649,170	\$ 1,511,844,874	\$ 79,804,296	5.28%
Unsecured				
Land	\$ 1,631,387	\$ 1,611,369	\$ 20,018	1.24%
Improvements	\$ 116,881	\$ 130,812	\$ (13,931)	-10.65%
Fixed Equipment	\$ 3,607,257	\$ 4,009,740	\$ (402,483)	-10.04%
Leasehold	\$ 1,058,122	\$ 1,077,500	\$ (19,378)	-1.80%
Personal Property	\$ 8,279,734	\$ 9,120,305	\$ (840,571)	-9.22%
Penalty	\$ 266,725	\$ 290,445	\$ (23,720)	-8.17%
Gross Unsecured Total	\$ 14,960,106	\$ 16,240,171	\$ (1,280,065)	-7.88%
Less Nonreimbursable Exemptions	\$ -	\$ -	\$ -	
Net Taxable Value	\$ 14,960,106	\$ 16,240,171	\$ (1,280,065)	-7.88%
Less Homeowners' Exemptions	\$ -	\$ -	\$ -	
Net Tangible Value	\$ 14,960,106	\$ 16,240,171	\$ (1,280,065)	-7.88%
Taxable Secured and Unsecured Total	\$ 1,623,340,732	\$ 1,544,996,850	\$ 78,343,882	5.07%

Excludes State Assessed Property

Southern Tuolumne Unified School District

	B.O.F. - Groveland 2015-16	2014-15	AMOUNT OF CHANGE	PERCENT CHANGE
Secured				
Land	\$ 353,006,635	\$ 341,121,556	\$ 11,885,079	3.48%
Improvements	\$ 724,190,091	\$ 688,899,005	\$ 35,291,086	5.12%
Fixed Equipment	\$ 422,851	\$ 497,024	\$ (74,173)	-14.92%
Mobiles	\$ 2,061,850	\$ 2,027,959	\$ 33,891	1.67%
Leasehold	\$ -	\$ -	\$ -	no change
Personal Property	\$ 1,749,164	\$ 1,704,590	\$ 44,574	2.61%
Penalty	\$ 60,565	\$ 113,282	\$ (52,717)	-46.54%
Gross Secured Total	\$ 1,081,491,156	\$1,034,363,416	\$ 47,127,740	4.56%
Less Nonreimbursable Exemptions	\$ 17,280,241	\$ 18,943,366	\$ (1,663,125)	-8.78%
Net Taxable Value	\$ 1,064,210,915	\$1,015,420,050	\$ 48,790,865	4.80%
Less Homeowners' Exemptions	\$ 10,057,394	\$ 10,162,261	\$ (104,867)	-1.03%
Net Tangible Value	\$ 1,054,153,521	\$1,005,257,789	\$ 48,895,732	4.86%
Unsecured				
Land	\$ 12,699,028	\$ 12,646,607	\$ 52,421	0.41%
Improvements	\$ 5,607,554	\$ 5,515,987	\$ 91,567	1.66%
Fixed Equipment	\$ 1,049,821	\$ 1,110,370	\$ (60,549)	-5.45%
Leasehold	\$ 288,531	\$ 270,126	\$ 18,405	6.81%
Personal Property	\$ 31,189,774	\$ 30,372,843	\$ 816,931	2.69%
Penalty	\$ 264,567	\$ 186,744	\$ 77,823	41.67%
Gross Unsecured Total	\$51,099,275	\$ 50,102,677	\$ 996,598	1.99%
Less Nonreimbursable Exemptions	\$ 220,765	\$ 338,956	\$ (118,191)	-34.87%
Net Taxable Value	\$50,878,510	\$ 49,763,721	\$ 1,114,789	2.24%
Less Homeowners' Exemptions	\$ -	\$ -	\$ -	
Net Tangible Value	\$50,878,510	\$ 49,763,721	\$ 1,114,789	2.24%
Taxable Secured and Unsecured Total	\$ 1,115,089,425	\$1,065,183,771	\$ 49,905,654	4.69%

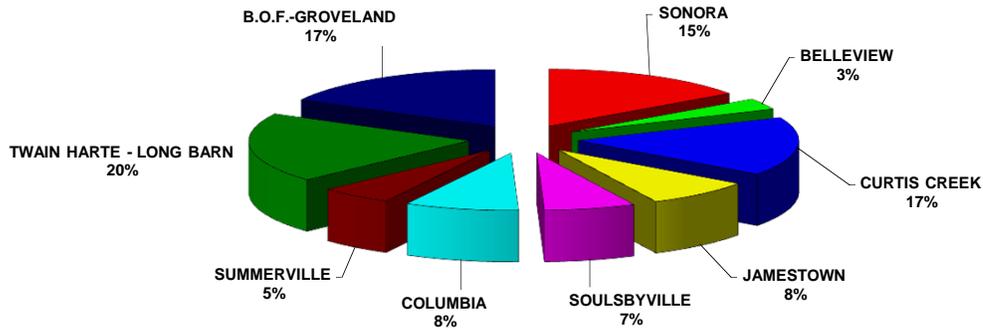
Excludes State Assessed Property

Net Tangible Assessed Value by School District

	TOTAL	TAXABLE INCREASE/ (DECREASE)	PERCENT CHANGE
ELEMENTARY DISTRICT			
SONORA	\$ 989,618,432	\$ 57,334,999	6.15%
BELLEVIEW	\$ 204,886,951	\$ 12,258,196	6.36%
CURTIS CREEK	\$ 1,074,753,448	\$ 53,567,288	5.25%
JAMESTOWN	\$ 505,826,255	\$ 16,971,311	3.47%
SOULSBYVILLE	\$ 433,646,977	\$ 27,218,007	6.70%
COLUMBIA	\$ 541,388,275	\$ 27,802,079	5.41%
SUMMERVILLE	\$ 345,151,745	\$ 16,244,883	4.94%
TWAIN HARTE - LONG BARN	\$ 1,278,188,987	\$ 62,098,999	5.11%
SONORA HIGH SCHOOL	\$ 3,750,120,338	\$ 195,135,280	5.49%
SUMMERVILLE HIGH SCHOOL	\$ 1,623,340,732	\$ 78,343,882	5.07%
SOUTHERN TUOLUMNE UNIFIED SCHOOL DISTRICT	\$ 115,089,425	\$ 49,905,654	4.69%
GRAND TOTAL	\$ 5,488,550,495	\$ 323,384,816	5.25%

* Excludes State Assessed Property

Assessed Value Distribution by School District

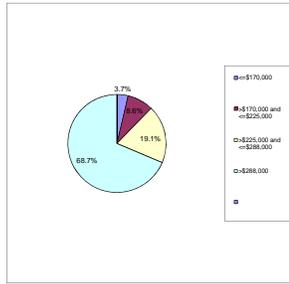


Residential Home Sales

2006

2006 Sales - 1/1/2006 through 12/31/2006		
Price Range	# of Units Sold	% of Market
<=\$170,000	33	3.7%
>\$170,000 and <=\$225,000	76	8.6%
>\$225,000 and <=\$288,000	169	19.1%
>\$288,000	609	68.7%
Total	887	100.0%

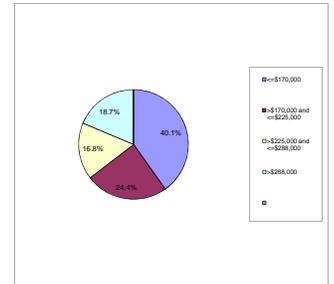
Median Home Price \$ 332,000



2010

2010 Sales - 1/1/2010 through 12/31/2010		
Price Range	# of Units Sold	% of Market
<=\$170,000	273	40.1%
>\$170,000 and <=\$225,000	166	24.4%
>\$225,000 and <=\$288,000	114	16.8%
>\$288,000	127	18.7%
Total	680	100.0%

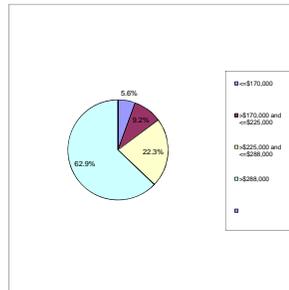
Median Home Price \$ 195,000



2007

2007 Sales - 1/1/2007 through 12/31/2007		
Price Range	# of Units Sold	% of Market
<=\$170,000	37	5.6%
>\$170,000 and <=\$225,000	61	9.2%
>\$225,000 and <=\$288,000	148	22.3%
>\$288,000	417	62.9%
Total	663	100.0%

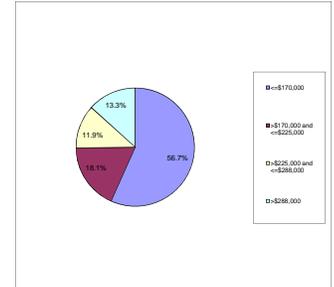
Median Home Price \$ 319,000



2011

2011 Sales - 1/1/2011 through 12/31/2011		
Price Range	# of Units Sold	% of Market
<=\$170,000	482	56.7%
>\$170,000 and <=\$225,000	154	18.1%
>\$225,000 and <=\$288,000	101	11.9%
>\$288,000	113	13.3%
Total	850	100.0%

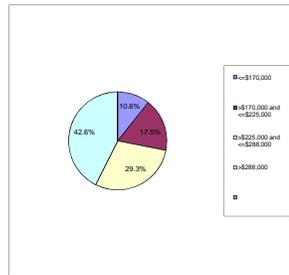
Median Home Price \$ 159,000



2008

2008 Sales - 1/1/2008 through 12/31/2008		
Price Range	# of Units Sold	% of Market
<=\$170,000	61	10.6%
>\$170,000 and <=\$225,000	100	17.5%
>\$225,000 and <=\$288,000	168	29.3%
>\$288,000	244	42.6%
Total	573	100.0%

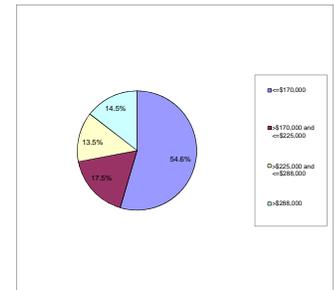
Median Home Price \$ 270,000



2012

2012 Sales - 1/1/2012 through 12/31/2012		
Price Range	# of Units Sold	% of Market
<=\$170,000	550	54.6%
>\$170,000 and <=\$225,000	176	17.5%
>\$225,000 and <=\$288,000	136	13.5%
>\$288,000	146	14.5%
Total	1,008	100.0%

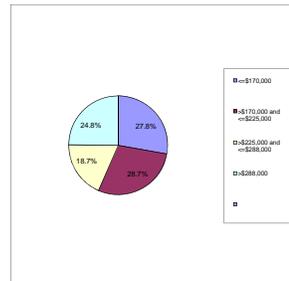
Median Home Price \$ 163,750



2009

2009 Sales - 1/1/2009 through 12/31/2009		
Price Range	# of Units Sold	% of Market
<=\$170,000	164	27.8%
>\$170,000 and <=\$225,000	169	28.7%
>\$225,000 and <=\$288,000	110	18.7%
>\$288,000	146	24.8%
Total	589	100.0%

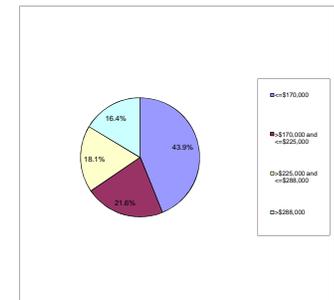
Median Home Price \$ 219,000



2013

2013 Sales - 1/1/2013 through 12/31/2013		
Price Range	# of Units Sold	% of Market
<=\$170,000	455	43.9%
>\$170,000 and <=\$225,000	224	21.6%
>\$225,000 and <=\$288,000	188	18.1%
>\$288,000	170	16.4%
Total	1,037	100.0%

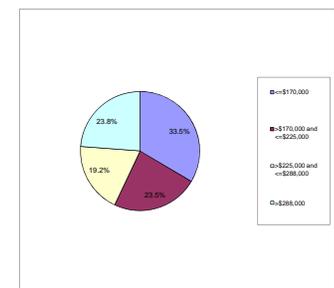
Median Home Price \$ 184,000



2014

2014 Sales - 1/1/2014 through 12/31/2014		
Price Range	# of Units Sold	% of Market
<=\$170,000	324	33.5%
>\$170,000 and <=\$225,000	227	23.5%
>\$225,000 and <=\$288,000	185	19.2%
>\$288,000	230	23.8%
Total	966	100.0%

Median Home Price \$ 210,000



Note - sales included are residential homes on 20 acres or less

Tuolumne County Property Ownership Breakdown

Total privately owned parcels on Secured Roll	38,560	
Parcels with local owners	22,906	59.4%
Parcels with out of county owners	14,282	37.0%
Parcels with out of state owners	1,357	3.5%
Parcels with out of country owners	15	0.0%

Top 10 cities whose residents own parcels in Tuolumne County

	City	# of Parcels	% of Out of County Owners
1)	San Jose	1,069	7.48%
2)	Modesto	906	6.34%
3)	San Francisco	407	2.85%
4)	Oakdale	349	2.44%
5)	Turlock	273	1.91%
6)	Livermore	268	1.88%
7)	Fremont	251	1.76%
8)	Pleasanton	233	1.63%
9)	San Mateo	205	1.44%
10)	Castro Valley	204	1.43%

Top 15 zip codes whose residents own parcels in Tuolumne County

	Zip Code	City	# of Parcels	% of Out of County Owners
1)	95361	Oakdale	339	2.37%
2)	95350	Modesto	225	1.58%
3)	94550	Livermore	193	1.35%
4)	95355	Modesto	190	1.33%
5)	94546	Castro Valley	168	1.18%
6)	94566	Pleasanton	151	1.06%
7)	95356	Modesto	143	1.00%
8)	95311	Coulterville	138	0.97%
9)	95380	Turlock	122	0.85%
10)	95125	San Jose	121	0.85%
11)	95340	Merced	119	0.83%
12)	95336	Manteca	115	0.81%
13)	95382	Turlock	111	0.78%
14)	95123	San Jose	110	0.77%
15)	94526	Danville	103	0.72%
15)	95366	Ripon	103	0.72%

ASSESSMENT ROLL WORKLOAD DETAIL 2015-16			
TOTAL PARCELS-SECURED ROLL	<u>2015</u>	<u>2014</u>	<u>Change</u>
	38,560	38,265	295
TOTAL PARCELS-UNSECURED ROLL	<u>2015</u>	<u>2014</u>	<u>Change</u>
	4,163	4,186	(23)
TOTAL PARCELS (SECURED & UNSECURED)	<u>2015</u>	<u>2014</u>	<u>Change</u>
	42,723	42,451	272

WORK PERFORMED - VALUATION DIVISION			
Professional Staff - Secured Roll Appraisers - 3.00 Note: 3.00 Assessment Technicians are responsible for processing all the valuation work performed by the appraisers.			
<u>SECURED ROLL</u>	<u>2015</u>	<u>2014</u>	<u>Change</u>
CHANGE IN OWNERSHIP PARCELS REVALUED	1,942	1,702	240
NEW STRUCTURES APPRAISED & ADDED TO THE ROLL	431	367	64
MOBILEHOMES	2,008	2,035	(27)
VALUATION REVIEWS	10,036	9,731	305
LAND CONSERVATION PARCELS	929	953	(24)
LAND CONSERVATION ACREAGE (non-renewal acreage not included)	105,243	105,250	(7)
TIMBER PRESERVE ZONE PARCELS	385	383	2
TIMBER PRESERVE ZONE ACREAGE	83,368	83,648	(280)

WORK PERFORMED - VALUATION DIVISION			
Professional Staff -Unsecured Roll Auditor - Appraisers - 1.0 Assessment Technicians - 1.0			
<u>UNSECURED ROLL</u>	<u>2015</u>	<u>2014</u>	<u>Change</u>
BOATS & HOUSEBOATS	2,282	2,325	(43)
BUSINESS ACCOUNTS	1,315	1,287	28
AIRCRAFT	163	162	1
NON-PATENTED MINES	145	148	(3)

WORK PERFORMED - ASSESSMENT ROLL OPERATIONS			
Total Assessment Division Support Staff Assessment Technicians - 3.0 Cadastral GIS Tech (Mapping) - 1.0			
	<u>2015</u>	<u>2014</u>	<u>Change</u>
NEW SUBDIVISIONS	0	0	(1)
TOTAL NEW SUBDIVISION LOTS	0	0	(35)
VALUE NOTIFICATIONS	11,317	11,563	(164)
HOMEOWNERS	12,274	12,375	(203)
DISABLED VETERANS	249	231	30
WELFARE ORGANIZATIONS	96	98	(8)
RELIGIOUS & CHURCH	78	77	1
MUSEUM & MISCELLANEOUS	8	8	(1)
HISTORICAL AIRCRAFT	13	15	(2)
Note: Workload indicators in this report do not reflect the thousands of phone calls, public counter contacts, and many other duties performed by the assessor staff.			

ASSESSMENT ROLL WORKLOAD DETAIL 2014-15

NEW STRUCTURAL IMPROVEMENTS			
	<u>2015</u>	<u>2014</u>	<u>Change</u>
RESIDENCES (STARTS)	34	16	18
RESIDENCES (CALL BACKS)	8	19	(11)
TAXABLE MOBILEHOMES	11	4	7
ADDITIONS	34	55	(21)
SWIMMING POOLS	6	9	(3)
CARPORTS	4	5	(1)
GARAGES	29	31	(2)
COMMERCIAL	5	5	0
RURAL BUILDINGS	32	15	17
CHURCHES	0	0	0
DUPLEXES	0	0	0
HANGARS	0	0	0
SITE DEVELOPMENT	9	0	9
MISCELLANEOUS	259	208	51
TOTALS	431	367	64

TAXABLE VALUE TOTALS

YEAR	SECURED ROLL	UNSECURED ROLL	TOTAL ASSESSED VALUE	% INCREASE
1981	\$958,950,766	\$50,036,716	\$1,008,987,482	13.60%
1982	\$1,075,502,450	\$48,941,087	\$1,124,443,537	11.44%
1983	\$1,154,301,351	\$48,450,602	\$1,202,751,953	6.96%
1984	\$1,252,352,148	\$56,612,085	\$1,308,964,233	8.83%
1985	\$1,395,020,887	\$72,151,144	\$1,467,172,031	12.09%
1986	\$1,543,922,670	\$86,029,178	\$1,629,951,848	11.09%
1987	\$1,862,132,742	\$91,789,480	\$1,953,922,222	19.88%
1988	\$1,947,024,567	\$98,612,204	\$2,045,636,771	4.69%
1989	\$2,016,063,351	\$99,372,326	\$2,115,435,677	3.41%
1990	\$2,197,252,737	\$111,237,150	\$2,308,489,887	9.13%
1991	\$2,436,021,003	\$123,807,037	\$2,559,828,040	10.89%
1992	\$2,629,437,989	\$111,627,454	\$2,741,065,443	7.08%
1993	\$2,812,488,176	\$119,953,452	\$2,932,441,628	6.98%
1994	\$2,955,257,725	\$117,584,559	\$3,072,842,284	4.79%
1995	\$3,052,091,773	\$119,588,470	\$3,171,680,243	3.22%
1996	\$3,059,138,224	\$114,289,742	\$3,173,427,966	0.06%
1997	\$3,139,700,558	\$114,165,759	\$3,253,866,317	2.53%
1998	\$3,227,461,158	\$115,462,768	\$3,342,923,926	2.74%
1999	\$3,340,139,155	\$117,843,575	\$3,457,982,730	3.44%
2000	\$3,487,390,603	\$121,669,410	\$3,609,060,013	4.37%
2001	\$3,675,958,883	\$130,770,593	\$3,806,729,476	5.48%
2002	\$3,913,698,633	\$135,681,744	\$4,049,380,377	6.37%
2003	\$4,219,873,001	\$146,837,445	\$4,366,710,446	7.84%
2004	\$4,587,043,033	\$149,852,100	\$4,736,895,133	8.48%
2005	\$5,079,527,420	\$159,449,008	\$5,238,976,428	10.60%
2006	\$5,650,402,453	\$173,820,944	\$5,824,223,397	11.17%
2007	\$6,119,193,848	\$184,405,581	\$6,303,599,429	8.23%
2008	\$6,478,507,105	\$198,803,598	\$6,677,310,703	5.93%
2009	\$6,417,148,544	\$202,432,126	\$6,619,580,670	-0.86%
2010	\$6,107,901,712	\$190,149,240	\$6,298,050,952	-4.86%
2011	\$5,882,147,841	\$194,494,284	\$6,076,642,125	-3.52%
2012	\$5,754,172,918	\$190,327,497	\$5,944,500,415	-2.17%
2013	\$5,820,647,530	\$198,110,175	\$6,018,757,705	1.25%
2014	\$5,973,669,916	\$191,479,163	\$6,165,149,079	2.43%
2015	\$6,293,989,429	\$195,076,396	\$6,489,065,825	5.25%

	Since 1980	Since 1990	Since 2000	Since 2010
Average	5.99%	4.46%	4.05%	-1.37%
Median	6.15%	5.02%	5.48%	-2.17%

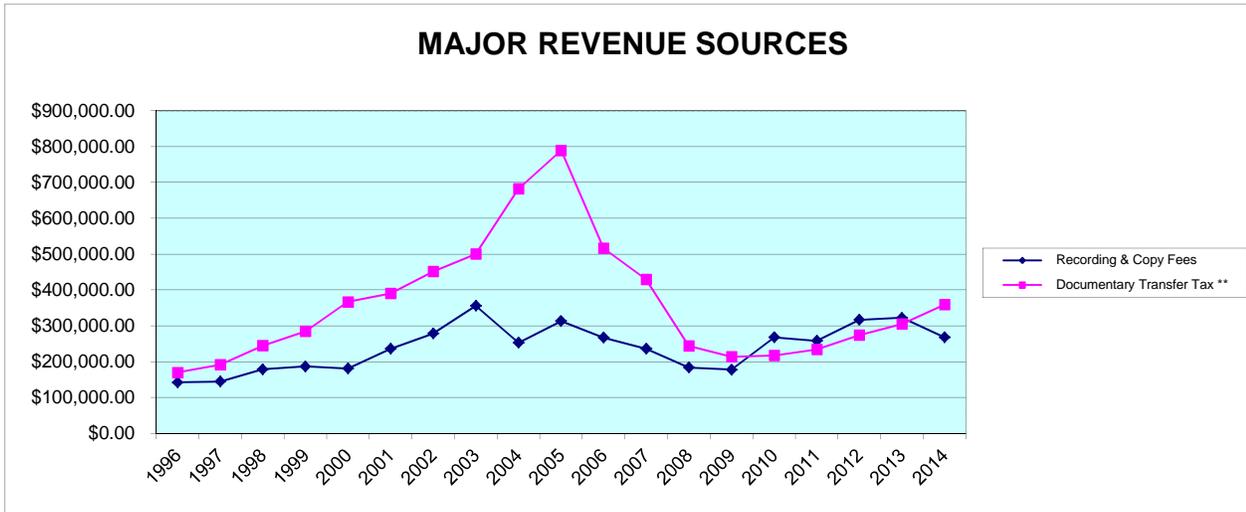
RECORDING DIVISION



FEES COLLECTED

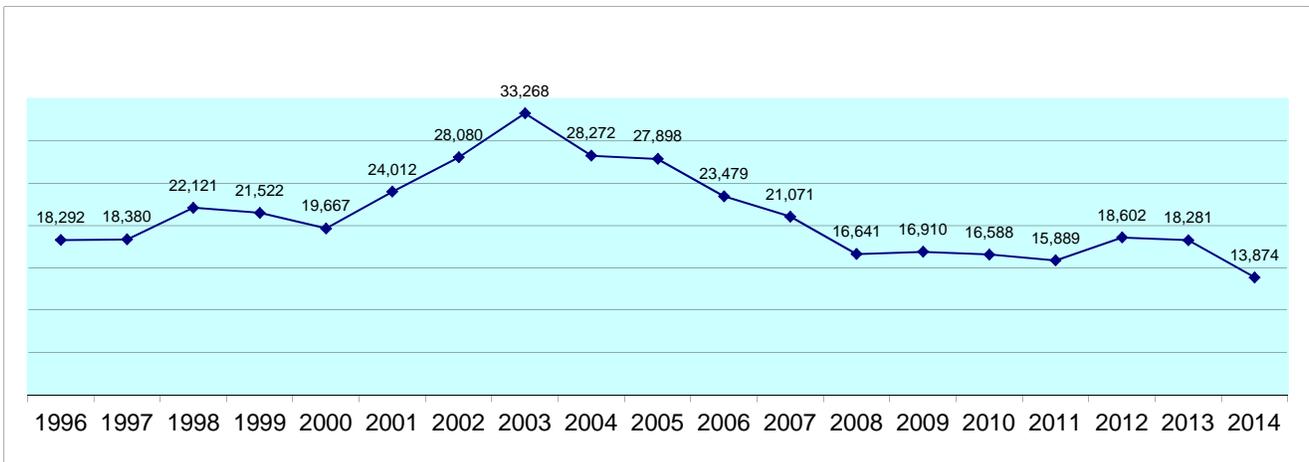
	2014	2013	AMOUNT OF CHANGE	PERCENT CHANGE
Recording & Copy Fees	\$267,955.05	\$322,590.55	\$ (54,635.50)	-16.94%
Documentary Transfer Tax	\$359,371.65	\$305,562.85	\$ 53,808.80	17.61%
Monumentation Fees	\$14,230.00	\$14,730.00	\$ (500.00)	-3.39%
Micrographics Fees	\$13,529.00	\$17,728.00	\$ (4,199.00)	-23.69%
Involuntary Liens	\$106.00	\$55.00	\$ 51.00	92.73%
Administrative Charges	\$605.20	\$655.80	\$ (50.60)	-7.72%
Childrens Trust/Child Abuse	\$5,446.80	\$5,907.60	\$ (460.80)	-7.80%
Marriage Trust/Spousal Abuse	\$2,372.40	\$2,362.40	\$ 10.00	0.42%
Recorder's Modernization Trust	\$49,902.00	\$72,811.00	\$ (22,909.00)	-31.46%
Trial Court Funding (SB 21)	\$35,278.00	\$50,650.00	\$ (15,372.00)	-30.35%
V.R.I.P.	\$11,040.95	\$9,017.25	\$ 2,023.70	22.44%
TOTAL REVENUE	\$759,837.05	\$802,070.45	\$ (42,233.40)	-5.27%

MAJOR REVENUE SOURCES



DOCUMENTS RECORDED

	2014	2013	AMOUNT OF CHANGE	PERCENT CHANGE
Deeds	3,600	4,084	(484)	-11.85%
Deeds of Trust & Mortgages	1,823	2,752	(929)	-33.76%
Reconveyances	1,983	3,033	(1,050)	-34.62%
Notices of Default	232	259	(27)	-10.42%
Notices of Trustees Sales	171	197	(26)	-13.20%
Trustee's Deeds	130	160	(30)	-18.75%
Mining Claims	201	156	45	28.85%
Miscellaneous	5,734	<u>7,640</u>	<u>(1,906)</u>	<u>-24.95%</u>
TOTAL DOCUMENTS RECORDED	<u>13,874</u>	<u>18,281</u>	<u>(4,407)</u>	<u>-24.11%</u>



DEEDS OF TRUST AMOUNTS				
	2014	2013	Amount of Change	Percent Change
JANUARY	\$25,714,925	\$47,505,779	(\$21,790,853)	-45.87%
FEBRUARY	\$21,765,607	\$44,952,428	(\$23,186,821)	-51.58%
MARCH	\$40,714,034	\$30,323,723	\$10,390,311	34.26%
APRIL	\$23,565,131	\$43,525,125	(\$19,959,994)	-45.86%
MAY	\$32,042,193	\$35,775,926	(\$3,733,733)	-10.44%
JUNE	\$30,040,244	\$66,407,196	(\$36,366,952)	-54.76%
JULY	\$29,089,807	\$51,152,577	(\$22,062,770)	-43.13%
AUGUST	\$39,142,101	\$73,422,205	(\$34,280,104)	-46.69%
SEPTEMBER	\$32,098,510	\$28,563,208	\$3,535,302	12.38%
OCTOBER	\$30,119,448	\$23,911,589	\$6,207,859	25.96%
NOVEMBER	\$19,879,941	\$23,986,426	(\$4,106,485)	-17.12%
DECEMBER	\$34,767,515	\$32,645,603	\$2,121,912	6.50%
	\$358,939,458	\$502,171,785	(\$143,232,327)	-28.52%

Average Deed of Trust Amount				
	2014	2013	Amount of Change	Percent Change
JANUARY	\$182,375	\$187,031	(\$4,655)	-2.49%
FEBRUARY	\$182,904	\$182,733	\$171	0.09%
MARCH	\$278,863	\$118,917	\$159,947	134.50%
APRIL	\$169,533	\$158,851	\$10,683	6.72%
MAY	\$213,615	\$125,091	\$88,524	70.77%
JUNE	\$192,566	\$283,791	(\$91,226)	-32.15%
JULY	\$172,129	\$178,855	(\$6,726)	-3.76%
AUGUST	\$235,796	\$313,770	(\$77,974)	-24.85%
SEPTEMBER	\$211,174	\$160,467	\$50,707	31.60%
OCTOBER	\$177,173	\$127,869	\$49,304	38.56%
NOVEMBER	\$151,755	\$164,291	(\$12,535)	-7.63%
DECEMBER	\$188,954	\$189,800	(\$846)	-0.45%
	\$196,895	\$182,475	\$14,420	7.90%

Annual Report of Vital Statistics

2014	
Marriages 366	Births 561
Deaths 596	Twins 3 sets

Fourteen Year Comparison															14 Year
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Average
Marriages	348	372	349	343	337	378	353	373	376	361	337	328	351	366	355
Deaths	552	561	564	578	537	532	562	555	519	543	569	575	595	596	560
(Male)	280	302	291	300	275	282	279	282	276	262	297	286	300	313	288
(Female)	272	259	273	278	262	250	283	273	243	281	272	289	295	277	272
Births	524	529	530	529	514	612	563	590	514	577	516	539	553	561	547
(Male)	269	279	275	237	266	317	293	321	271	268	249	286	278	297	279
(Female)	255	250	255	292	248	295	270	269	243	309	267	253	275	264	268
Twins	5 sets	4 sets	3 sets	1 set	3 sets	9 sets	5 sets	5 sets	9 Sets	5 sets	5 Sets	8 Sets	3 sets	3 sets	3 sets