

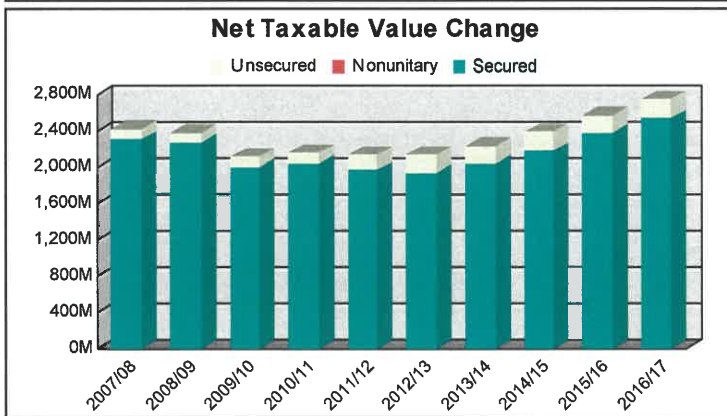


THE CITY OF AMERICAN CANYON 2016/17 PROPERTY TAX REVIEW

	<u>2015/16</u>	<u>2016/17</u>	<u>Value Change</u>
Total	\$2,568,918,377	\$2,745,793,523	\$176,875,146
Parcel Adds/Drops Net Change		1.14%	29,335,508
Net Value Change from CPI 1.525% Growth		0.87%	22,330,022
Unsecured Value Change		0.48%	12,373,699
Cross-Reference Value Change		0.05%	1,241,617
Prior Year Transfer of Ownership		1.39%	35,788,295
Non-Residential New Construction		0.26%	6,638,655
Prop. 8 - Recaptured Value - SFR		1.69%	43,425,520
Prop. 8 - Recaptured Value - Non-SFR		0.36%	9,155,493
Other Changes*		0.65%	16,586,337
Total		6.89%	176,875,146

Year to Year Value Change by Use Category		
<u>Category</u>	<u>\$ Change</u>	<u>% Change</u>
Residential	\$81,798,191	4.74%
Commercial	\$18,973,907	13.22%
Industrial	\$49,857,281	12.07%
Dry Farm	\$190,801	1.36%
Vacant	\$12,439,650	20.86%
SBE Nonunitary	\$0	0.00%
Cross Reference	\$1,241,617	7.19%
Unsecured	\$12,373,699	6.29%

<u>Change by Component</u>	<u>Total</u>	<u>Personal Property</u>
Entire City	6.89%	8.91%
Countywide	7.03%	4.40%



Notes:

- Industrial property at 125 Mezzetta Court owned by Mezzetta 125 LP reported an increase of \$14.7 million.
- 2 Commercial properties owned by BDC American Canyon LP at 103 W. American Canyon Road posted a combined increase of \$8.8 million.
- Industrial property owned by Hanna 760 LP at 760 Hanna Drive reported growth of \$5.7 million.
- Commercial property owned by Walmart Real Estate Business Trust at 7011 Main Street reported growth of \$3.7 million after this property received several years of Prop 8 reviews and decreases.
- The commercial property owned by American Canyon Car Wash Inc. at 3448 Broadway reported a decline of \$736,044
- Residential property owned by Nasser Nijem at 66 Goldfinch Drive reported a decline of \$370,000. In prior years there have been personal property assets assigned to this property that no longer are included.
- The CCPI for 2017-18 is trending at 1.9% through August 2016.

Top 10 Taxpayers Based on Net Values 2016/17	Rank	Top 10 Taxpayers Based on Net Values 2015/16
COCA COLA COMPANY	1	COCA COLA COMPANY
BIAGI AND ASSOCIATES LLC	2	BIAGI AND ASSOCIATES LLC
SDG HANNA COURT 411 LLC	3	SDG HANNA COURT 411 LLC
5500 EUCALYPTUS DRIVE APTS INVESTORS LLC	4	5500 EUCALYPTUS DRIVE APTS INVESTORS LLC
MEZZETTA 125 LP	5	SUTTER HOME WINERY INC
SUTTER HOME WINERY INC	6	BARRY CALLEBAUT USA LLC
WALMART REAL ESTATE BUSINESS TRUST	7	BROADSTONE HC CALIFORNIA LLC
BARRY CALLEBAUT USA LLC	8	WALMART REAL ESTATE BUSINESS TRUST
BROADSTONE HC CALIFORNIA LLC	9	AMCAN BEVERAGES INC #11 in 2016-17
HANNA 760 LP #18 in 2015-16	10	125 MEZZETTA COURT INC

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

Data Source: Napa County Assessor 2016/17 Secured and Unsecured Tax Rolls