



AMERICAN CANYON

2016/17 PROPERTY TAX SUMMARY



The City of American Canyon experienced a net taxable value increase of 6.9% for the 2016/17 tax roll, which mirrored the increase experienced countywide at 7.0%. The assessed value increase between 2015/16 and 2016/17 was \$177 million. The change attributed to the 1.525% Proposition 13 inflation adjustment was \$22.3 million, which accounted for 13% of all growth experienced in the city.

The largest assessed value increase of \$14.7 million was reported on an industrial property at 125 Mezzetta Court owned by Mezzetta 125 LP. This property sold in 2015 for \$36.9 million and that value was enrolled as the market value for the current tax year. This is warehouse site is the location of Western Wine Services and New Vine Logistics which serve this distribution center. Two commercial properties owned by BDC American Canyon LP at 103 W. American Canyon Road posted a combined increase of \$8.8 million. The increase is the result of the addition of improvement values at this location. This is the Safeway and US Bank site.

The largest decline was posted on commercial property owned by American Canyon Car Wash Inc. at 3448 Broadway. The decline of \$736,044 was the result of a reduction of fixture and personal property assets at this location. Broadway Landscape Materials LLC purchased the property at 3631 Broadway in 2015 for much less than the previously reported value. The year to year reduction was \$394,304 and this property has changed ownership three times since 2005.

The housing market continues to improve with sales of homes increasing year over year in most areas of the State. In some areas, the current median has surpassed the median at the height of the real estate bubble. Sale volume is down slightly throughout the state when compared to 2015. The majority of sales now seem to be primarily non-distressed properties where the buyer plans to live in the home. This is a departure from the large number of short sales and investor buying experienced over the past several years. The median sale price of a single family home in American Canyon from January through August 2016 was \$430,000. This represents a \$4,000 (0.9%) increase in median sale price from 2015.

Year	SFR Sales	Median Price	% Change
2010	296	\$327,500	
2011	283	\$280,000	-14.50%
2012	296	\$290,000	3.57%
2013	222	\$350,000	20.69%
2014	163	\$390,000	11.43%
2015	186	\$426,000	9.23%
2016	138	\$430,000	0.94%

2016/17 Tax Shift Summary

ERAF I & II	\$-83,798
VLFAA (est.)	\$1,413,892

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. COCA COLA COMPANY	\$66,950,260	2.44%	Unsecured
2. BIAGI AND ASSOCIATES LLC	\$52,596,987	1.92%	Industrial
3. SDG HANNA COURT 411 LLC	\$49,223,280	1.79%	Industrial
4. 5500 EUCALYPTUS DRIVE APTS INVESTORS LLC	\$41,849,600	1.52%	Residential
5. MEZZETTA 125 LP	\$36,944,000	1.35%	Industrial
6. SUTTER HOME WINERY INC	\$33,597,767	1.22%	Industrial
7. WALMART REAL ESTATE BUSINESS TRUST	\$31,633,527	1.15%	Commercial
8. BARRY CALLEBAUT USA LLC	\$31,062,430	1.13%	Unsecured
9. BROADSTONE HC CALIFORNIA LLC	\$29,496,929	1.07%	Industrial
10. HANNA 760 LP	\$28,429,969	1.04%	Industrial
Top Ten Total	\$401,784,749	14.63%	

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than last year. This is mainly due to inventory and affordability constraints. The reported median price of an existing, single family detached home in California during June 2016 was \$519,440. This was a 5.5 percent increase from \$492,320 in June 2015.

All Homes	Units Sold June-2015	Units Sold June-2016	% Change	Median Price June-2015	Median Price June-2016	% Change
Alameda County	1,925	1,737	-9.77%	\$655,000	\$705,000	7.63%
Contra Costa County	1,934	1,816	-6.10%	\$500,000	\$541,000	8.20%
Marin County	386	360	-6.74%	\$930,000	\$960,000	3.23%
Napa County	142	165	16.20%	\$540,000	\$535,000	-0.93%
San Francisco County	561	574	2.32%	\$1,140,000	\$1,170,000	2.63%
San Mateo County	740	712	-3.78%	\$945,000	\$1,070,000	13.23%
Santa Clara County	2,129	1,975	-7.23%	\$823,000	\$860,000	4.50%
Solano County	748	733	-2.01%	\$349,000	\$375,000	7.45%
Sonoma County	717	607	-15.34%	\$485,000	\$529,250	9.12%

Pool of Prop 8 Reduced Property Values Restored Through 2015-16

In 1978 California voters approved Proposition 8 that allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be restored as the real estate market improves. Now after five years of declining and three years of improved real estate values, county assessors have restored large numbers of those previously reduced home values. The graph below reflects the percentage of assessed values restored in the region as of the start of 2016-17 for residential properties that have not changed ownership from within this pool of reduced values. Assessors will not restore values to their trended Proposition 13 levels until the strength of the market recovery is proven within neighborhoods. We are seeing continued recovery of Proposition 8 reductions in 2016-17 as median prices in most counties continue to move upward. In several of the North Bay counties, the median sale prices currently exceed those experienced in the real estate bubble. As we begin the 2016-17 fiscal year 67.1% of properties in American Canyon awaiting restoration of value during 2012-13 have been fully restored.

Estimated Percentage of Prop 8 Value Restored Since 2012-13

