



NEWS RELEASE

Ernest J. Dronenburg, Jr.

*Assessor/Recorder/County Clerk
County of San Diego*



FOR IMMEDIATE RELEASE

June 29, 2016

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**Assessor Ernest Dronenburg, Jr. Releases 2016 Assessment Roll,
Reports 5.6% Increase**

San Diego County Assessor Ernest Dronenburg announced today that the 2016 assessed value of all taxable property has increased by 5.6% (or \$25.4 billion) from last year. The gross assessed value for the County as of January 1, 2016 climbed to \$483.1 billion. The County's net assessed value after the deduction of property tax exemptions (charitable, homeowner's, disabled veterans, etc.) is \$463.6 billion. Based on Proposition 13's statutory 1% tax rate, this will produce approximately \$4.63 billion for schools, parks, libraries, law enforcement, and other public services.

The 2016 assessment roll consists of 989,089 real property parcels, 58,821 businesses, 12,933 boats, and 1,683 aircraft.

"This is the fourth consecutive year that the County has experienced growth in the assessment roll," said Assessor Dronenburg. "This is a testament to the strength of our local real estate market and a sign that our County continues to recover from the prior market downturn. For the third straight year, each of the County's 18 cities experienced positive assessed value growth. The City of Imperial Beach realized the highest growth rate at +8.5%. The City of San Diego had the largest value increase, adding \$12.5 billion."

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While the County's total assessed value has increased 5.6%, the majority of property owners will only see an increase of 1.525%. This increase reflects the annual Proposition 13 inflation adjustment and was applied to over 763,000 parcels, or 77% of all parcels in the County. Property owners may obtain their 2016 assessed values on the Assessor's website at www.sdarcc.com or by calling the Assessor's office at (619) 236-3771.

Proposition 13 requires that the Assessor's office reassess real property to its market value upon a change of ownership or new construction. Additionally, properties that have previously received a temporary assessed value reduction under Proposition 8 require an annual review of the value. Once reduced, the assessed value may be partially or fully restored to its current market value, or its original Proposition 13 base value plus the statutory annual inflation adjustment, whichever value is less. Assessed value restorations pursuant to Proposition 8 are not subject to the 2% increase limitation imposed by Proposition 13.

In order to create the 2016 Assessment Roll, the hardworking and dedicated staff of the Assessor's office reviewed 150,000 recorded documents, reassessed 62,000 properties that changed ownership, enrolled 11,000 new construction values, canvassed 130,000 businesses, and processed 42,000 property statements. Assessor staff also reviewed over 130,000 Proposition 8 properties, partially restoring the values on 83,000 parcels, and fully restoring 11,000 parcels.

Property owners who disagree with their new assessed value may file an assessment appeal application between July 2 and November 30, 2016. Application forms are available on the Clerk of the Board of Supervisors' website at www.sdcounty.ca.gov/cob or by calling the Clerk's office at (619) 531-5777.

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**COUNTY OF SAN DIEGO
ERNEST J. DRONENBURG, JR.
ASSESSOR/RECORDER/COUNTY CLERK**

www.sdarcc.com



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SUMMARY OF TOTAL ASSESSED VALUE (GROSS) BY CITY

CITY	2015-2016	2016-2017	% CHANGE
CARLSBAD	28,284,471,410	30,401,295,396	7.48%
CHULA VISTA	25,302,884,613	26,753,998,423	5.73%
CORONADO	7,819,258,967	8,214,559,129	5.06%
DEL MAR	3,180,056,439	3,399,480,163	6.90%
EL CAJON	8,304,931,378	8,738,410,871	5.22%
ENCINITAS	14,104,886,102	14,890,460,408	5.57%
ESCONDIDO	13,850,295,577	14,585,242,961	5.31%
IMPERIAL BEACH	1,698,929,183	1,843,591,683	8.51%
LA MESA	6,295,316,586	6,721,005,725	6.76%
LEMON GROVE	1,868,704,005	1,977,336,890	5.81%
NATIONAL CITY	3,583,975,904	3,752,173,033	4.69%
OCEANSIDE	20,112,397,469	21,342,303,928	6.12%
POWAY	9,679,971,510	10,036,863,651	3.69%
SAN DIEGO	218,445,513,986	230,992,364,433	5.74%
SAN MARCOS	11,140,456,884	11,744,940,434	5.43%
SANTEE	5,226,417,346	5,455,017,934	4.37%
SOLANA BEACH	4,257,575,864	4,485,853,170	5.36%
VISTA	9,958,103,539	10,544,702,919	5.89%
TOTAL INCORPORATED CITIES	393,114,146,762	415,879,601,151	5.79%
TOTAL UNINCORPORATED AREAS	64,530,982,629	67,241,634,803	4.20%
TOTAL SAN DIEGO COUNTY	457,645,129,391	483,121,235,954	5.57%

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