



# NEWS RELEASE

***Ernest J. Dronenburg, Jr.***

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



FOR IMMEDIATE RELEASE

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## **Assessor Dronenburg Releases Property Assessment Roll San Diego County Property Value Tops \$500 Billion**

San Diego County Assessor Ernest Dronenburg announced today that the 2017 assessed value of all taxable property has topped the \$500 billion mark, closing at \$512.3 billion. This is an increase of 6.05% (or \$29.2 billion) over last year. The County's net assessed value after the deduction of property tax exemptions for homeowners, disabled veterans and charitable organizations is \$492.1 billion. Based on Proposition 13's statutory 1% tax rate, this will produce approximately \$4.92 billion to fund schools, law enforcement, parks and other public services.

Dronenburg attributes this increase, the fifth annual increase in as many years, to the slow and steady growth in the real estate market. "The real estate market and median home prices have been steadily increasing in the range of 5-6% annually for a number of years. This consistent growth is sustainable and will likely continue into the near future." Dronenburg added, "While the total assessed value for the County increased by over 6%, 81% of taxpayers will see an increase of only 2% due to the protections offered by Proposition 13." Property owners may obtain their 2017 assessed values on the Assessor's website at [www.sdarcc.com](http://www.sdarcc.com) or by calling the Assessor's office at (619) 236-3771.

"Proposition 13 requires that the Assessor's office reassess property to its market value upon a change of ownership or value added for new construction," Dronenburg continued. "The volume of change in ownership and new construction activity has increased to levels not seen since 2009.

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This is a sign that the public is encouraged by the economy and the market. Home builders are also becoming more active, creating nearly 4,000 subdivision lots in 2016. This is the first step in the development process and represented a 230% increase year over year.”

National City realized the highest assessed value growth rate at +8.5%. The City of San Diego had the largest value increase, adding \$14.5 billion, which is an increase of 6.2%.

The 2017 Assessment Roll consists of 993,821 real estate parcels, 57,971 businesses, 12,651 boats, and 1,636 aircraft. In preparing the assessment roll, the hardworking and dedicated staff of the Assessor’s office administered the following: reviewed 154,600 recorded documents; reassessed 63,500 properties that changed ownership; enrolled 12,900 new construction values; canvassed 129,000 businesses; and processed over 40,000 property statements, of which 23,000 were submitted electronically. Assessor staff also performed annual assessment reviews on 99,500 Proposition 8 properties, partially restoring the values on 73,100 parcels and fully restoring 11,600 parcels. Proposition 8 allows the Assessor’s office to temporarily reduce assessments in down market years.

The Assessor’s office continued to leverage technology in preparing the assessment roll, in this manner increasing efficiency while enhancing public services. This year the Assessor’s office employed mobile technology to automate processing of business equipment which traditionally had been a pencil and paper process, saving taxpayer dollars. Property data is gathered in the field and seamlessly communicated to the office removing the necessity for further data handling. Additionally and in response to customer requests, the Assessor’s office has expanded their website at [www.sdarcc.com](http://www.sdarcc.com) by adding a new link, “Values, Characteristics, and Maps”. This link provides taxpayers with an easier and less expensive method of obtaining their property information.



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

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**SUMMARY OF TOTAL ASSESSED VALUE (GROSS) BY CITY**

<b>CITY</b>	<b>2016-2017</b>	<b>2017-2018</b>	<b>% CHANGE</b>
<b>CARLSBAD</b>	30,401,295,396	31,950,341,648	5.10%
<b>CHULA VISTA</b>	26,753,998,423	28,361,433,004	6.01%
<b>CORONADO</b>	8,214,559,129	8,729,531,650	6.27%
<b>DEL MAR</b>	3,399,480,163	3,576,552,341	5.21%
<b>EL CAJON</b>	8,738,410,871	9,258,857,220	5.96%
<b>ENCINITAS</b>	14,890,460,408	15,796,058,652	6.08%
<b>ESCONDIDO</b>	14,585,242,961	15,565,183,101	6.72%
<b>IMPERIAL BEACH</b>	1,843,591,683	1,994,566,010	8.19%
<b>LA MESA</b>	6,721,005,725	7,086,211,541	5.43%
<b>LEMON GROVE</b>	1,977,336,890	2,121,942,193	7.31%
<b>NATIONAL CITY</b>	3,752,173,033	4,072,604,766	8.54%
<b>OCEANSIDE</b>	21,342,303,928	22,777,596,798	6.73%
<b>POWAY</b>	10,036,863,651	10,420,279,600	3.82%
<b>SAN DIEGO</b>	230,992,364,433	245,526,492,057	6.29%
<b>SAN MARCOS</b>	11,744,940,434	12,494,465,120	6.38%
<b>SANTEE</b>	5,455,017,934	5,901,287,326	8.18%
<b>SOLANA BEACH</b>	4,485,853,170	4,783,543,561	6.64%
<b>VISTA</b>	10,544,702,919	11,271,276,331	6.89%
<b>TOTAL INCORPORATED CITIES</b>	415,879,601,151	441,688,222,919	6.21%
<b>TOTAL UNINCORPORATED AREAS</b>	67,241,634,803	70,684,454,626	5.12%
<b>TOTAL SAN DIEGO COUNTY</b>	483,121,235,954	512,372,677,545	6.05%