

Attachment 'A'

# City of Wheatland

## PROPOSAL FOR PROPERTY TAX MANAGEMENT AND INFORMATION SERVICES

December 10, 2025

**HdL**  Coren & Cone

### SUBMITTED BY

HdL Coren & Cone  
120 S. State College Blvd., Ste 200  
Brea, CA 92821  
hdlcompanies.com

### CONTACT

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# I LETTER OF TRANSMITTAL

December 10, 2025

City of Wheatland  
Susan Mahoney, Finance Director  
111 "C" Street  
Wheatland, CA 95692

Dear Ms. Mahoney

Thank you for your interest in our Property Tax Services. In response, enclosed is our firm's proposal to provide property tax management, audit and information services for the City of Wheatland.

Founded in 1992, HdL Coren & Cone (HdLCC) developed the first computer software in California for tracking county, city and special district property tax revenues. HdLCC was the first in the State to go beyond using parcel data for allocation audits by developing specialized reports and models to assist government agencies by using the data for parcel administration, focused economic development strategies and revenue projections. The staff consists of 14 highly qualified analysts, auditors and information systems technology professionals.

HdLCC currently provides ongoing services to over 280 California agencies. The Company maintains annual property tax records for Yuba County back to 1999. HdLCC's experienced team has worked with a number of key county staff and is thoroughly familiar with county property tax procedures in California.

Specific advantages that HdLCC has for performance of the services being sought by the City of Wheatland include:

- HdLCC maintains property tax data for 44 California counties, including all agencies within those counties. The size of the database plus a sophisticated computer system uniquely qualifies HdLCC to provide the most comprehensive property tax analysis available in California.
- All HdLCC staff works from our centrally located headquarters in Brea, California. The decision to operate out of a single location allows the Company to minimize overhead costs and thereby lower service fees, maximize coordination of client services, protect the Company's substantial databases and allows for immediate response to requests for information or assistance.

We look forward to reviewing this proposal with you in greater detail and demonstrating how our services and software products can benefit the City of Wheatland.

Sincerely,



Paula Cone, President  
HdL Coren & Cone

## II QUALIFICATIONS

### A. Company History and Qualifications

HdL Coren & Cone (HdLCC) was founded in 1992 and developed California's first computerized property tax management program. In addition, the firm provides clients with parcel tax administration and successor agency consulting. HdLCC is a California "C" Corporation which has been serving cities and special districts for over 30 years. All HdLCC staff work from our centrally located headquarters in Brea, California. The decision to operate out of a single location allows the company to minimize overhead costs and thereby lower service fees, maximize coordination of client services, protect the company's substantial databases and allows for immediate response to requests for information or assistance.

**HdL Coren & Cone**



HdLCC provides property tax management services to over 270 California public agencies. The company consists of a team of seasoned professionals with decades of experience in every aspect of local government including finance, management, auditing, economic development, redevelopment and legislative advocacy. This ensures prompt and knowledgeable response to inquiries and provides for relevant and timely information on issues impacting the City's property tax.

HdLCC maintains property tax data from 44 California counties, including all cities and successor agency project areas in those counties. Our data resources include 15-30 years of historical data in most counties and the company maintains more than twenty years of annual property tax records for Yuba County.

Property taxes in California have evolved into an extremely complex system that requires experience and expertise to fully monitor. There are two broad categories of property (real and personal), three tax rolls (secured, unsecured and state assessed), and numerous peculiarities such as possessory interest and the distribution of tax revenue from private aircraft. The revenues generated by the property tax system need to be distributed to a myriad of taxing entities including cities, counties, schools, special districts and successor agencies. The company's extensive property tax information systems allow us to perform tax audits and provide information and analysis from a city's property tax data to city staff quickly and accurately.

The firm's staff have performed thousands of secured and unsecured property tax audits for client agencies over the past twenty-five years and recovered millions of dollars in misallocated property tax revenue. Our management team and staff pride themselves on being highly responsive to client needs and cordial in our contacts with county staff. This philosophy has served our clients and the company well. This is evident by the fact that 65% of our property tax audit and information services clients have been using our services for more than 10 years and 55% of our clients have been under contract for more than 15 years.

HdLCC is a Corporate Partner of the League of California Cities and California State Association of Counties and works extensively with the State Association of County Auditors, California Society of Municipal Finance Officers (CSMFO) anticipation and planning of programs to strengthen local government revenues, and monitoring of legislative actions which impact local governments.



**California State Association  
of County Auditors**

## II QUALIFICATIONS

### B. The HdLCC Advantage

The **HdLCC Advantage** includes:

**Exceptional Personnel:** HdLCC's service team is comprised of individuals with extensive experience in property tax assessment, administration, auditing, economic development and financial management. All the firms' key personnel have worked in or with public agencies and thoroughly understand their challenges and needs. This ensures prompt and knowledgeable response to inquiries and provides for relevant and timely information.

HdLCC employs a staff of three full-time information technology professionals with expertise in applications development, network design and maintenance, database management and technical support. These staff members continually work on developing and enhancing the firm's technological capabilities.

**Comprehensive Audits:** HdLCC's audit team has developed specialized databases and audit techniques and is thoroughly familiar with the County of Yuba. This familiarity, and excellent working relationships with County departments, will allow Wheatland to recover misallocated property tax revenue in a timely manner.

**Accurate Forecasting:** HdLCC has developed a comprehensive, detail-oriented forecast tool that includes the major components necessary for crafting an accurate budget forecast for property tax revenue. The forecasts provided include a 1-year and 5-year forecast and allow for interaction by staff with data entry points for developing a more precise estimate. Our base estimates are within 1-2% of actual receipts for more than 85% of our clients.

**Insightful Reports and Timely Services:** HdLCC's analysis is performed in context with the surrounding region to better inform our clients of the real estate trends we are seeing and the similarities and differences with other agencies for comparative purposes. The service includes a custom newsletter that can be shared with Council, staff and the community.

**Easy-to-Use Software:** HdLCC will provide Wheatland's staff with access to the firm's web-based property tax software which affords city staff a user-friendly tool for parcel look-up and will display parcel ownership, valuation, sales and building/land characteristic information and links with the County GIS maps.



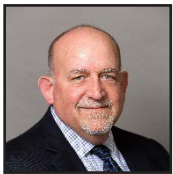
### III KEY PERSONNEL

HdLCC staff consists of 14 highly qualified analysts, auditors and information systems technology professionals. Below is a current listing of our key staff:



#### Paula Cone - President

After spending 24 years in municipal government in finance and city management, Mrs. Cone completed the development of the first cost-effective and accurate program for identifying, monitoring, auditing and correcting property tax misallocations. In addition, HdLCC provides real estate trending information that has become integral to cities and special districts understanding the impact of changes within their jurisdictions and that translation to revenues received. HdL Coren & Cone provides property tax management, audit and analytical services to more than 270 cities and special districts in 44 counties in California. She oversees the day-to-day operation in the company's property tax management, client support, budget forecast projections and client interface. Ms. Cone earned her Bachelor's degree from California State University at Long Beach. She is former Parks and Recreation Director and Assistant City Manager of the City of Lawndale.



#### David Schey – Vice President

David has over 30 years of experience with HdLCC since joining the firm in 1994. His prior experience includes service as Planning Director, Community Development Director and Deputy Director of Redevelopment as well as having provided development and consulting services to municipal clients. As a principal with HdLCC, David has provided client services in connection with tax allocation bonds; property tax and tax increment issues; tax sharing calculation; and analysis of legislative actions. David has spoken at numerous conferences and seminars sponsored by the California Redevelopment Association and the League of California Cities. In addition to his professional work in connection with local government, David served for over six years as a member and chairman of both the Planning Commission and Parks and Recreation Commission. Education: Bachelor of Arts, University of California; Los Angeles, California; Bachelor of Arts, California State University; Long Beach, California; Master of Public Administration, University of Southern California; Los Angeles, California.



#### Nichole Cone – Vice President

Nichole has over 20 years of property tax analytical and processing experience, and specializes in understanding the data received from Assessor & Auditor, used for secured and unsecured parcel audits, and property tax analysis. Ms. Cone joined HdLCC in 1992. She oversees the acquisition and processing of county assessor and auditor controller data into HdLCC's database. Preparation and production of property tax reports and client data sets are also under Ms. Cone's direction. She oversees the staff responsible for the HdLCC Comprehensive Annual Financial Report product and fields many of the general day to day client inquires. Ms. Cone was instrumental in our system redesign which closely mirrors the systems used by counties. Education: Bachelor of Arts, Loyola Marymount University, Los Angeles, California.

## III KEY PERSONNEL



### Darren Hernandez – Principal

Darren joined HdL Coren & Cone as a Principal in January 2021 following a long career in public service. Prior to joining HdLCC, he served with the City of Santa Clarita for seventeen years, first as Director of Administrative Services and subsequently as Deputy City Manager. Among the projects Darren coordinated for Santa Clarita, some include the creation of a citywide Open Space Preservation District; creation of the Santa Clarita Public Library; creation of a citywide Landscape Maintenance District; and coordination of sixteen annexations of unincorporated territory including negotiation of property tax transfer agreements between the city and Los Angeles County. He also served as a member of the Oversight Board of the Successor Agency. Education: Bachelor of Arts, State University of New York at New Paltz, he studied public finance as a graduate student at the Maxwell School of Citizenship and Public Affairs at Syracuse University.



### Joel Hermann – IT Director

In addition to Mr. Hermann supervising and directing our IT staff, and oversight of the HdLCC network and client web application, he designs, implements, and maintains several of HdLCC's data entry, processing and mining applications. He and his staff also administer City and Special District direct assessments processing for placement on the annual tax roll. He works closely with client City and Special District staff and provides technical support for our client applications. Joel studied Computer Science at the University of California – Riverside, and Data Science at Western Governors University.

## IV REFERENCES

### HdLCC Property Tax Services

HdLCC currently provides property tax services in 44 counties, to over 270 cities and special districts.

#### **Town of Loomis – Client Since 2025**

**Project Description:** Property tax management, audit, and information services

**Contact:** Ted Williams, Finance Director, 916.824.1512

**Email:** [twilliams@loomis.ca.gov](mailto:twilliams@loomis.ca.gov)

#### **City of Rocklin – Client Since 2005**

**Project Description:** Property tax management, audit, and information services

**Contact:** Daniel Choe, Deputy Director of Administrative Services, 916.625.5565

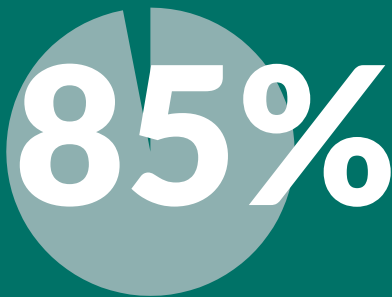
**Email:** [Daniel.Choe@rocklin.ca.us](mailto:Daniel.Choe@rocklin.ca.us)

#### **City of Yuba City – Client Since 1998**

**Project Description:** Property tax management, audit, and information services

**Contact:** Diona Pope, Finance Director, 530.822.4615

**Email:** [dpope@yubacity.net](mailto:dpope@yubacity.net)



**HdLCC's budget estimates are within 1.5% of actual receipts for more than 85% of our clients.**

## **A. Property Tax Services**

Using HdLCC's custom software, a data set of all parcels in the City or Agency will be established. This data is prepared from the Yuba County Lien Date Rolls that is purchased annually in July. HdLCC updates the original County roll with any transfers in ownership, which have occurred between the lien date and the current month and updates the ownership information (name and mailing address), date of transfer, sale price, and document (deed) number monthly.

### **1. Audit Method and Approach**

To achieve the highest audit and recovery results, HdLCC employs the following audit techniques and programs:

#### **a. Identification and Correction of Errors**

HdLCC has the technology, methodology and trained staff to analyze all secured parcels and unsecured assessments within the City to identify costly errors resulting in the misallocation of property taxes.

The company has the ability to audit the secured and unsecured property tax rolls two ways, first reviewing the entire county to find parcels miscoded to other jurisdictions; and second, reviewing the parcels within the city, county or agency to ensure that each is coded to the appropriate taxing entity. To date, we have recovered in excess of \$100 million in net revenue for our client agencies in 44 counties statewide. Our advanced technology, accuracy and track record have placed us in a unique position to be hired by cities to find additional revenues after audits have been performed by prior consultants. In addition, by filing audit results with the County Assessor in a timely manner, we can assure that the repetitive errors from previous years will not continue.

Upon approval of the contract, the company will perform an analysis of the Assessor Rolls to identify all parcels on both the secured and unsecured tax rolls and verify that parcel assessed valuations and the resulting taxes are correctly allocated to the City. This analysis is accomplished through the use of specialized computer software, assessor maps, city GIS maps, city records, other pertinent documents, and field investigations. The review will include the lien date secured and unsecured data for the current tax year as well as historical data back for a total of two (2) tax years and be performed no less than every other year.

#### **b. Reports and Analytical Services**

HdLCC furnishes a variety of reports detailing property and revenue trends for the entire city and for custom defined geographic areas. These reports can be used for budgeting purposes, planning, economic development and public information. Among the reports available are top 25, 50, 100-property owner/taxpayer listings, multiple ownership properties, non-owner occupied parcels, identification of property ownership transfers for tracking of reassessments. We also provide the City with quarterly reports of successful, pending and historical assessment appeals.

HdL Coren & Cone will reconcile the annual Auditor/Controller Assessed Valuations Report and will furnish a breakdown of assessed values within the City.

The identification of escaping revenue through the use of property tax data sets has been a targeted focus for HdLCC during the past 30 years. With the reduction of tax revenues through legislated Educational Revenue Augmentation Fund (ERAF), cities, counties, agencies and special districts have been focusing on ways to increase the limited resources already stretched thin.

## V SCOPE OF SERVICES

The company will provide the following reports based on the current year lien date rolls and will provide the reports annually, quarterly or monthly as appropriate: Reports are also available from prior years if requested.

- A five-year history of the values within the City, and custom (city defined) geographic areas;
- A listing of the largest value changes, positive and negative between tax years;
- An annual parcel listing of properties with parcel number changes between tax years identifying parcel splits and combines;
- A listing of the major property owners for the City including the combined assessed values of their property and property use code designation;
- A listing and summary of property transfers which occurred since the lien date ordered by month;
- A listing of parcels that have not changed ownership since the enactment of Proposition 13;
- A comparison of property within the City by county use-code designation;
- A multiple year comparison of growth by use code designation over a 5-year period;
- A listing by parcel of new construction activity to identify non-residential parcels with new construction activity and to provide reports for use in the City's preparation of Proposition 4 and 111 State Appropriation Limit calculations;
- Calculate an estimate of property tax revenue anticipated to be received for the current fiscal year by the City based upon the initial information provided by the County and subject to modification. This estimate shall not be used to secure the indebtedness of the City.
- Analyses based on geo areas designated by the City to include assessed valuations and square footage computations for use in economic analysis and community development planning.
- Tracking of Proposition 8 reductions and restorations
- Median sale price data for current year and prior years for comparison
- Five-year budget projections for the city general fund, Successor Agency, special districts, and Vehicle License Fee in Lieu revenues. This report is interactive for tax modeling.
- Newsletter summary for public and elected distribution.

# V SCOPE OF SERVICES

## c. Information Provided Quarterly or Monthly

- A listing of property transfers that have occurred since the last report will be available through the software provided and updated on a monthly basis. This data will include the new owner/seller of the property, new mailing address if not the situs address, the date of sale, the sale price when verified, document number, and transaction type.
- The average and median single family sale price report is sent to all clients quarterly and includes the same data for all client agencies within the same County.

## d. Property Tax Application and Database

HdLCC provides a web-based software application to clients as a user-friendly tool to access the City’s property tax data. HdLCC provides updates to the data portion of the product on a monthly basis to reflect changes in ownership, updated appeals filings, and deed recordings.

As modifications and enhancements are made to the program, clients receive the enhanced version of the software at no additional cost.

Training will be provided to city staff within the first two months after the execution of the agreement for property tax management and audit services and is available annually for new staff members or staff requiring a refresher course. If additional training sessions are required, the fees in the compensation section under hourly fees will be charged.

The help manual available within the program is easy to navigate and user friendly. HdLCC staff is available Monday through Friday, 8 a.m. to 5 p.m. to answer questions and assist staff on the use of the software. Assistance is available either by phone or via email.

The City will be granted a site license for the application, providing no limit to the number of users. HdLCC will not charge an annual maintenance fee for the software program. Periodically, as the program changes and product enhancements are developed, upgrades or new releases of the software are issued at no additional cost to the client.

**Secured Assessment Details**

Parcel: 015-360-052-000  
 Use Category: Agricultural  
 Use Code: 313  
 Owner: BEAR RIVER WALNUT RANCH LLC  
 DBA: BEAR RIVER WALNUT RANCH LLC  
 Mail Name: BEAR RIVER WALNUT RANCH LLC  
 Mail Addr: 101 MONTGOMERY ST STE 2650 SAN FRANCISCO, CA 94104-4140  
 Absentee:  Taxable:

TRA: 002-019  
 Location: 2071 SPENCEVILLE RD  
 City: WHEATLAND  
 Zip Code: 95692  
 Agency: City of Wheatland  
 Even Desc: Net AV: \$7,839,300  
 HOX: \$0  
 General Fund Revenue: \$13,584.97  
 Successor Agency Revenue: \$0.00  
 Tax Bill: \$0.00

Year	Land	Imprvmnts	Fixtures	Pers.Prop.	Subtotal	Exems	Net Total	% Change	Taxable
2025	\$1,991,300	\$2,768,400	\$2,128,330	\$951,270	\$7,839,300	\$0	\$7,839,300	-21.69%	<input checked="" type="checkbox"/>
2024	\$2,828,345	\$4,028,799	\$2,198,450	\$954,640	\$10,010,214	\$0	\$10,010,214	2.34%	<input checked="" type="checkbox"/>
2023	\$2,772,888	\$3,949,004	\$2,079,770	\$978,530	\$9,780,992	\$0	\$9,780,992	2.43%	<input checked="" type="checkbox"/>

**General**

**Sales**

Date	Doc #	Seller	Buyer or Borrower	Type	Price
10-14-2001	19190	BEAR RIVER HOP FARM INC.	BEAR RIVER WALNUT RANCH LLC	RH N I	\$0
11-04-2011	13207	BEAR RIVER HOP FARM INC.	RIVER WALNUT RANCH LLC	ATR	\$0
10-26-2005	26258	BEAR RIVER HOP FARM INC.	WHEATLAND HOP FARM LLC	ATR	\$0
12-31-2003	22949	BREEDEN BARBARA	BEAR RIVER HOP FARM INC.	NAT	\$0

**Overlays**

# V SCOPE OF SERVICES

## e. Proposed Work Plan/Staffing Schedule

The methodology that the company follows in identifying, correcting and recovering property tax errors includes the following:

Task I	Establishment of County Data Set
Task II	Identify and Correct Errors
Task III	Prepare Reports
Task IV	Ongoing Analysis

During the term of the contract, we serve as the resource staff to the City on questions relating to property tax. This includes being "on-call" to assist with any property tax issues. On-going consultation would include, but not be limited to inquiries resolved through use of the City data base. All requests for information based upon the County's property tax data sets are provided without additional costs. Special reports, additional research, or requests requiring additional computer programming may entail some additional costs. Attendance at City meetings will be billed at our hourly rates. Optional services will only be provided upon written notice to proceed by the City.

### Timeline for Property Tax Analysis and Audit Services

- County assessment rolls are purchased annually in July.
- The property data program will be available for access via the internet within 30 days of the execution of the agreement. Parcel data will be updated monthly to include the most current ownership information due to parcel transfers.
- The first secured audit will be performed and submitted to the Assessor no later than 60 days from the date of the contract. Future audits will be performed no less than once every two years and submitted no later than March 1<sup>st</sup>.
- The unsecured audits for the City will be completed and submitted to the County Assessor for corrective action within 120 days of receipt of county rolls. The City will receive file copies of submittals simultaneous with submissions to the County Assessor.
- Data collection from the county assessor's and auditor controller's offices for reports is performed in August and September each year and preliminary reports will be delivered to the City prior to the end of January annually.
- The final tax ratio percentages are available from the auditor controller's office annually in February/March. Final reports will be prepared and delivered prior to the end of April annually.

## f. Legislative Updates

HdLCC monitors and reports on issues related to property tax and coordinates with City Staff in connection with passed and potential property tax legislation and regulations.

## V SCOPE OF SERVICES

### g. Consultation

Annual reports presented by a principal or associate of the firm to any City staff member interested in the detailed analysis including property tax revenue estimates performed by HdLCC of the City's annual property assessed values released by the assessor. Since property data is not confidential, these reports can be shared with staff. Understanding the budget implications of the data released in late summer and presented in late Fall is timely for mid-year budget reviews.

HdLCC also serves as the City's property tax staff for consultation and questions related to budgeting, revenue collection, the mechanics of property tax allocation and potential changes in the legislation that may impact local agencies. Training is provided free of charge on the use of the web-based software which is updated monthly with ownership changes and appeal information where available.

## A. Property Tax Services

Based on the number of parcels within Wheatland (1,456), our standard fixed fee (the “Base Fixed Fee”) for property tax services is **\$1,702.50 per quarter**, (\$6,810 per year). The Base Fixed Fee shall be adjusted annually by the California Consumer Price Index (CCPI) California All Urban Consumers index for all items as determined by the California Department of Industrial Relations as measured from February to February.

In addition to the Base Fixed Fee, we will receive a contingent fee of 25% of net tax revenues recovered for the City through the audits we perform. Net tax revenues mean the taxes received by the City through our audit efforts.

## B. Additional Services

Work that is requested by the City that is beyond the scope of services in this proposal shall be charged on a time and material basis. No work shall be performed without prior written approval by the City. Fees for these services are as follows:

	Hourly Rate
Partner	\$250
Principal	\$225
Programmer	\$200
Associate	\$175
Senior Analyst	\$125
Analyst	\$90
Administrative	\$70



**Historical Reports.**

Assessed Value History  
Sales Value History

**Growth Comparisons.**

Top 40 Secured Value Changes  
Use Category Summary  
Growth by Use Category  
Property Tax Dollar Breakdown  
Proposition 8 Recapture History  
Top Ten Property Taxpayers

**Reports for Revenue Projections.**

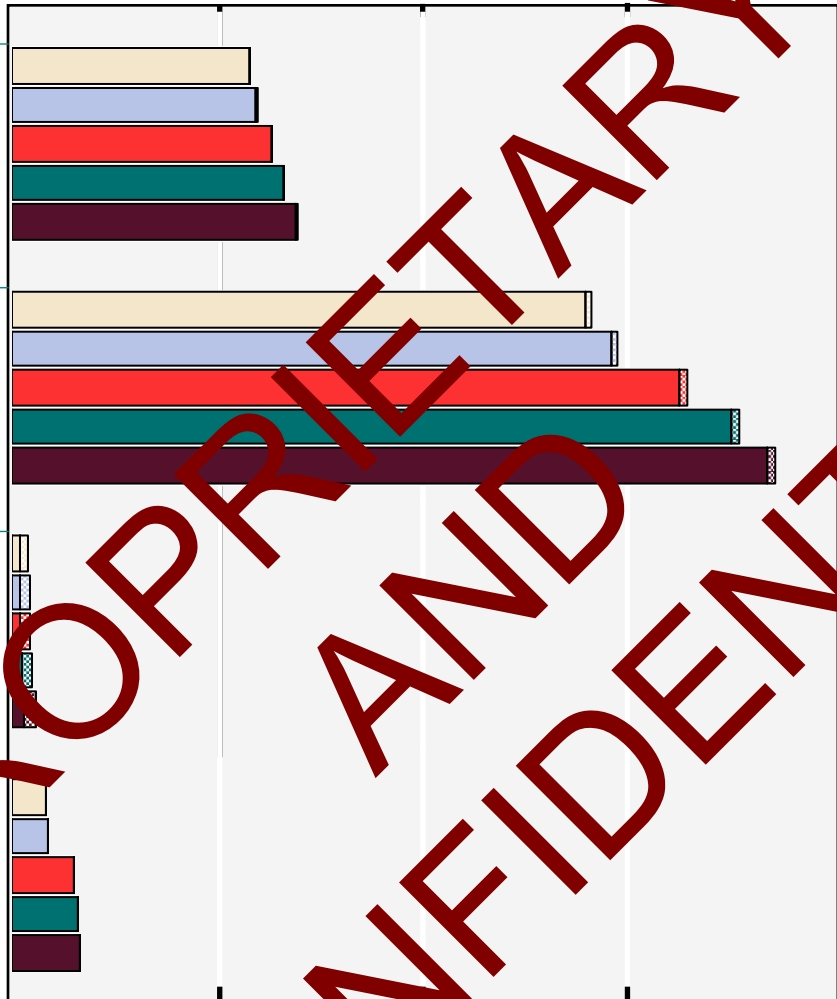
Property Tax Revenue Summary  
5 Year Budget Estimate

# THE CITY OF WHEATLAND 2015/16 TO 2019/20 ASSESSED VALUES



**Land**

\$69,900,184  
\$71,874,443  
\$76,221,001  
\$79,727,612  
\$83,519,758



**Percent Change  
City County**

2.8%		4.2%
6.0%		4.6%
4.6%		5.0%
4.8%		6.2%

**Improvements**

\$169,863,374  
\$177,332,674  
\$197,690,740  
\$212,988,401  
\$223,745,032



4.1%		6.6%
11.9%		7.1%
7.7%		7.0%
5.1%		7.0%

**Personal Property**

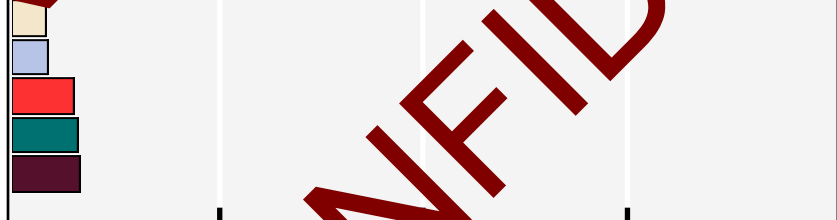
\$4,751,001  
\$5,212,178  
\$5,263,438  
\$5,785,162  
\$6,879,410



9.7%		-19.4%
1.0%		1.9%
9.9%		2.9%
18.9%		10.1%

**Exemptions**

\$10,067,485  
\$10,737,322  
\$8,048,564  
\$9,267,565  
\$19,992,099

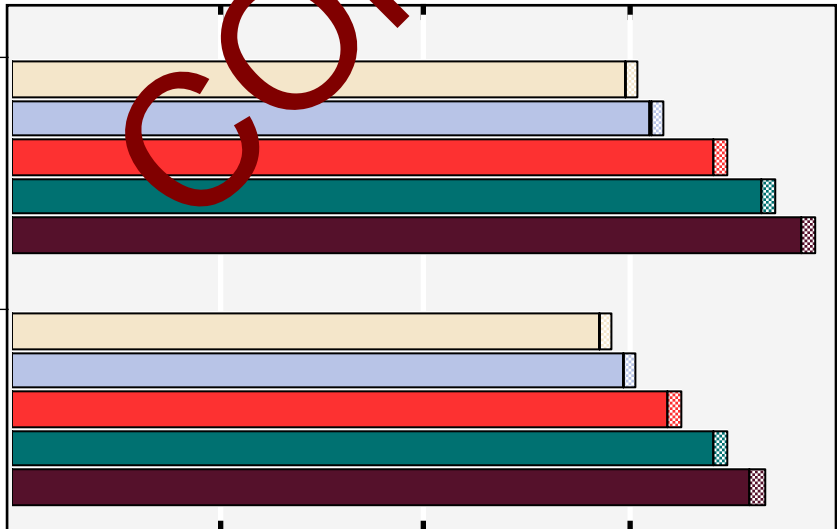


6.7%		8.1%
68.1%		6.5%
6.8%		5.9%
3.8%		2.9%

PROPRIETARY AND CONFIDENTIAL

**Gross Assessed**

\$244,514,559  
\$254,419,295  
\$279,175,179  
\$298,501,175  
\$314,143,600

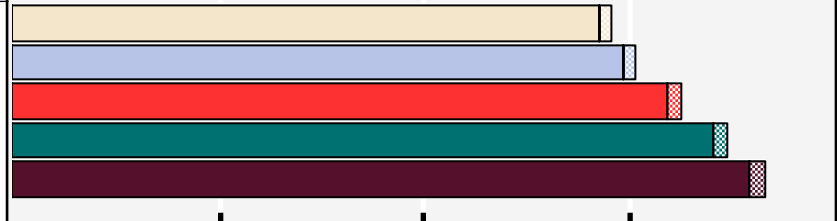


**City County**

4.1%		4.4%
9.7%		6.1%
6.9%		6.2%
5.2%		7.0%

**Net Taxable Value**

\$234,452,074  
\$243,681,993  
\$261,126,615  
\$279,233,610  
\$294,151,501



3.9%		4.0%
7.2%		6.0%
6.9%		6.2%
5.3%		7.5%



# THE CITY OF WHEATLAND

## 2019/20 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
015-360-052-000	Agricultural	Bear River Walnut Ranch Llc	2071 Spenceville Rd	\$2,889,420	+\$4,403,228	+98%
015-640-009-000	Commercial	Plunkett Real Estate Properties Llc	1928 Hwy 65	\$1,535,100	+\$1,005,100	+190%
015-630-073-000	Commercial	Sierra Central Credit Union	503 Mcdevitt Dr	\$541,890	+\$292,941	+118%
015-714-004-000	Residential	Ramirez Perez Jose Santos And Diera Ram	111 Hudson Ct	\$270,000	+\$202,328	+299%
015-323-002-000	Residential	Walsh Pamela J And Christopher T Joint Tru	704 Main St	\$265,200	+\$180,122	+212%
015-770-050-000	Residential	Thatcher Ron Martell	806 Rich Pl	\$313,000	+\$177,406	+161%
015-360-029-000	Agricultural	Akt Wheatland Ranch Llc	2343 Spenceville Rd	\$1,155,257	+\$163,422	+16%
015-651-007-000	Residential	Ross Michael	701 Winton Pl	\$262,000	+\$156,032	+147%
015-711-007-000	Residential	Abe Henry; Abe Genises	771 Hudson Way	\$306,000	+\$155,775	+104%
015-770-028-000	Residential	Vidot Michael A; Vidot Angela M	805 Rich Pl	\$331,500	+\$154,991	+88%
015-703-002-000	Residential	Heathcock Billie F	721 Johnson St	\$301,920	+\$152,898	+103%
015-770-027-000	Residential	Sawicki Jeffrey; Accinelli Katherine M	805 Rich Pl	\$320,000	+\$150,632	+89%
015-511-010-000	Residential	Gaither Casey S Et Al Joint Trust	315 G St	\$275,000	+\$150,417	+121%
015-322-001-000	Residential	Mcgary Daniel Lawrence	411 E St	\$275,000	+\$148,760	+118%
015-780-012-000	Residential	Rose Joshua Daniel And Brianne Joint Trus	718 Spruce Ave	\$311,100	+\$145,520	+88%
015-242-006-000	Residential	Bradley Starr Kayla; Starr Andrew R	404 Mesa St	\$275,000	+\$145,497	+146%
015-192-007-000	Residential	Hiner Joseph H Iii	110 Main St	\$216,500	+\$141,890	+190%
015-243-011-000	Residential	Tilton Douglas W And Fang Yirou Joint Tru	401 4Th St	\$203,600	+\$141,625	+87%
015-630-008-000	Residential	Hamilton Thomas A; Marsh Peggy Joint	505 Hamon St	\$325,380	+\$139,399	+75%
015-232-008-000	Residential	Rule Robert Scott And Prinz-Rule Cindy Gai	314 Main St	\$230,000	+\$138,895	+73%
015-201-005-000	Residential	Bugayong Leann	209 Mesa St	\$275,000	+\$127,025	+118%
015-291-008-000	Residential	Bob Cody And Gabreal T Joint Trust	514 4Th St	\$276,020	+\$126,020	+97%
015-242-010-000	Residential	Newton Simon L	201 C St	\$210,000	+\$121,357	+137%
015-412-006-000	Residential	Mary Housing California 63 Lp	515 Redwood Ave	\$119,218	+\$119,218	+9,999%
015-760-044-000	Residential	Mermini Regina Et Al Joint Trust	617 Rose Ave	\$330,000	+\$119,163	+57%
015-202-004-000	Residential	Central Valley Capital Iv Lp	207 Olive St	\$154,020	+\$118,535	+334%
015-243-039-000	Residential	Brown Cody Matthew And Deborah Ann Cp	401 3Rd St	\$250,000	+\$115,789	+86%
015-683-007-000	Residential	Andersen Christopher Erik And Megan K Cp	124 Johnson Ct	\$339,660	+\$112,391	+49%
015-222-007-000	Residential	Pearson Kevin Chris	311 Olive St	\$205,000	+\$111,189	+119%
015-284-012-000	Residential	Freeman Virgil Jason And Olegario Teresita	310 3Rd St	\$233,070	+\$109,717	+89%
015-204-005-000	Residential	Cairnes Ricky D And Kimberly A Cp	214 4Th St	\$233,580	+\$108,638	+87%
015-304-016-000	Residential	Garcia Heriberto Pureco	603 3Rd St	\$210,000	+\$108,149	+106%
015-271-012-000	Residential	Orteza Art Ventura And Maria Daisa Joint Tr	221 D St	\$299,500	+\$107,078	+56%
015-731-008-000	Residential	Brackens John L Jr And Mary K Cp	811 Kempton Ct	\$310,000	+\$106,938	+53%
015-734-009-000	Residential	Hart Gregory P	310 Griffith Way	\$183,013	-\$121,987	-40%
015-731-003-000	Residential	Parker Kimberly	809 Mcdevitt Dr	\$146,166	-\$133,838	-48%
015-360-030-000	Agricultural	Akt Wheatland Ranch Llc		\$3,479,761	-\$167,279	-5%
015-770-061-000	Residential	Hollowell Diane	709 Harding Pl	\$86,644	-\$203,356	-70%
015-360-038-000	Agricultural	Akt Wheatland Ranch Llc	2493 Spenceville Rd	\$2,647,689	-\$316,097	-11%
015-360-053-000	Agricultural	Bear River Walnut Ranch Llc	2009 Spenceville Rd	\$6,954,092	-\$2,619,449	-27%

Data Source: Yuba County Assessor 2018/19 And 2019/20 Secured Tax Rolls

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Prepared On 12/10/2025 By MW

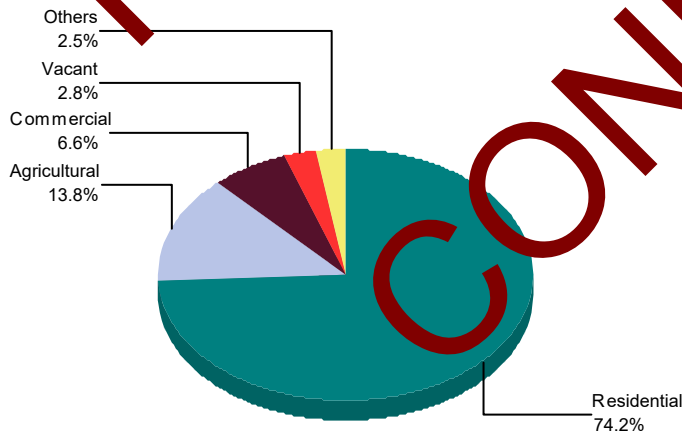
# THE CITY OF WHEATLAND

## 2019/20 USE CATEGORY SUMMARY

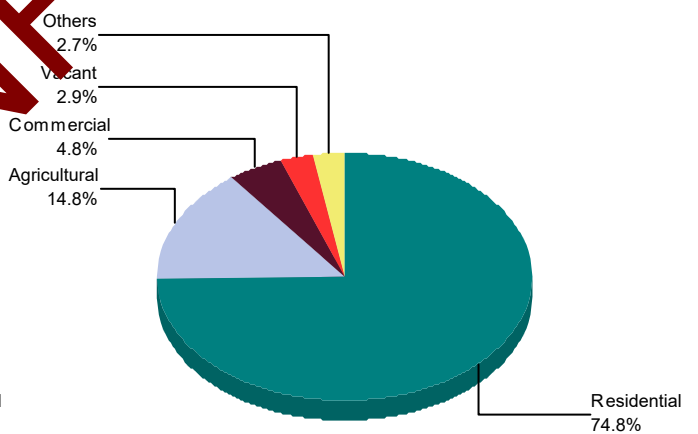
### BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	1,106	\$233,106,512 (74.2%)	\$220,112,986 (74.8%)
Commercial	50	\$20,794,833 (6.6%)	\$14,149,770 (4.8%)
Industrial	5	\$1,063,051 (0.3%)	\$1,063,051 (0.4%)
Agricultural	29	\$43,485,464 (13.8%)	\$43,485,611 (14.8%)
Govt. Owned	14	\$14,088 (0.0%)	\$5,212 (0.0%)
Vacant	114	\$8,762,851 (2.8%)	\$8,427,100 (2.9%)
Exempt	35	\$0 (0.0%)	\$0 (0.0%)
SBE Nonunitary	[1]	\$7 (0.0%)	\$7 (0.0%)
Cross Reference	[38]	\$952,553 (0.3%)	\$952,553 (0.3%)
Unsecured	[81]	\$5,963,925 (1.9%)	\$5,955,131 (2.0%)
<b>TOTALS</b>	<b>1,363</b>	<b>\$314,145,600</b>	<b>\$294,151,501</b>

**ASSESSED VALUE**



**NET TAXABLE VALUE**



# THE CITY OF WHEATLAND

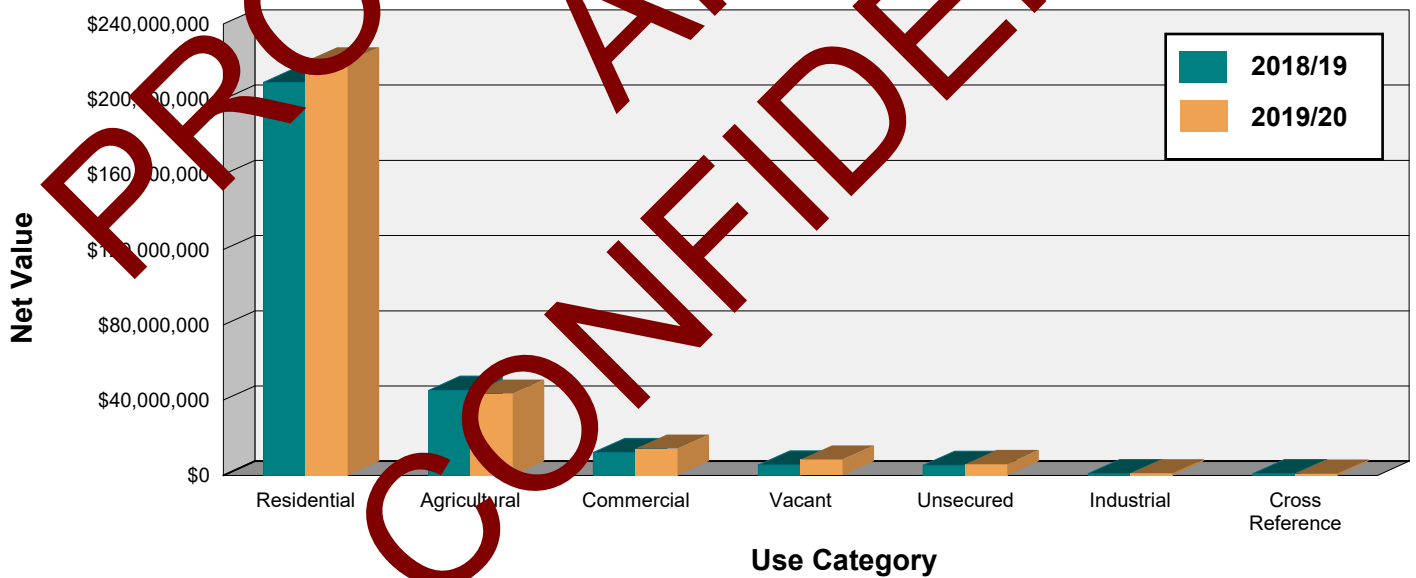
## 2019/20 GROWTH BY USE CATEGORY

### 2018/19 to 2019/20 Value Growth by Use Category

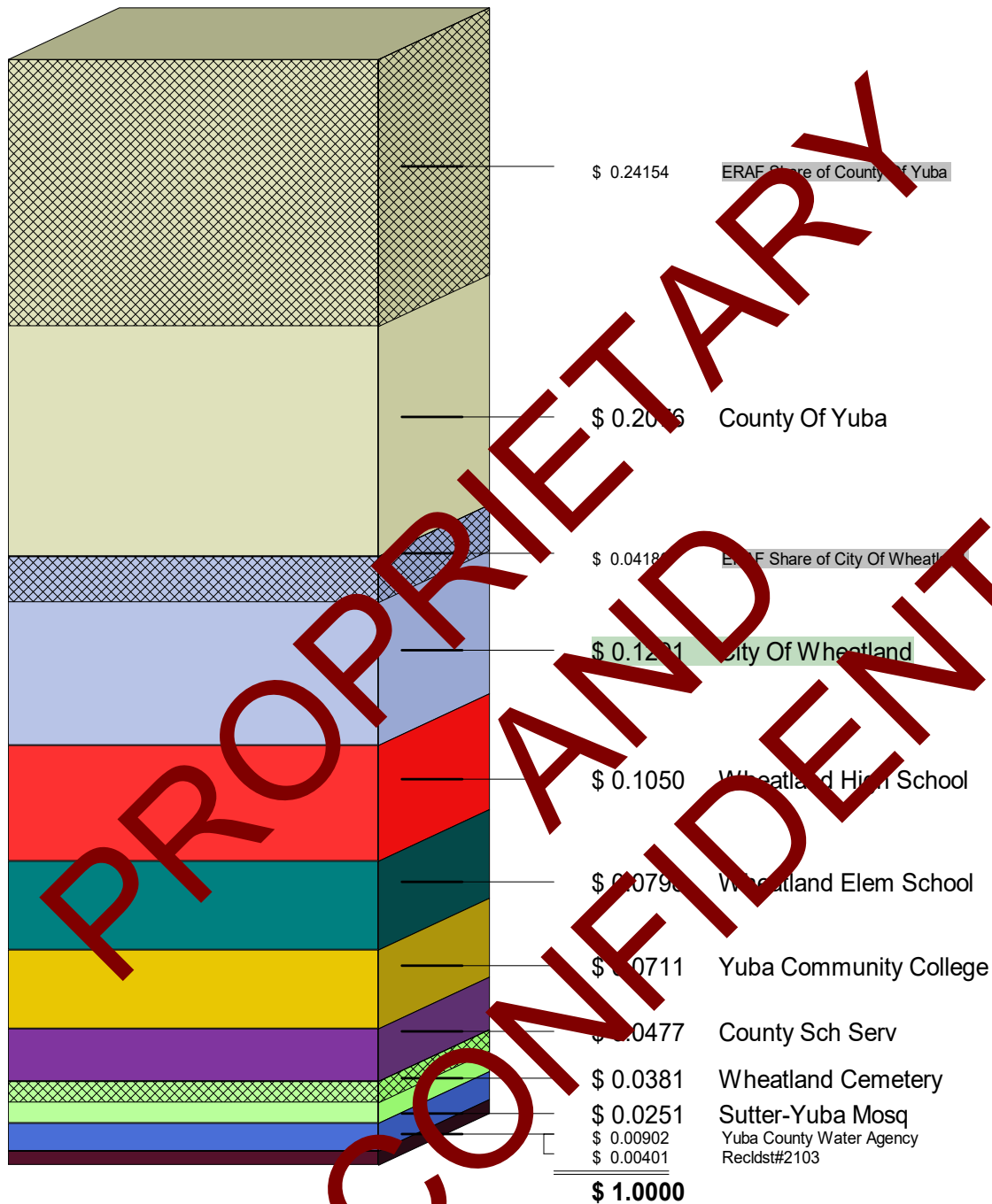
Category	2018/19 Net Taxable Value		2019/20 Net Taxable Value		\$ Change	% Change
Residential	1,106	\$209,002,077	1,106	\$220,112,986 (5.8%)	\$11,110,909	5.3%
Agricultural	30	\$45,220,477	29	\$43,485,611 (14.8%)	-\$1,734,866	-3.8%
Commercial	49	\$12,109,886	50	\$14,149,770 (4.8%)	\$2,039,884	16.8%
Vacant	51	\$5,560,874	124	\$8,427,100 (2.9%)	\$2,866,226	51.5%
Unsecured	[74]	\$5,420,303	[81]	\$5,955,131 (2.0%)	\$534,828	9.9%
Industrial	5	\$982,560	5	\$1,063,051 (0.4%)	\$80,491	8.2%
Cross Reference	[38]	\$932,238	[38]	\$952,553 (0.3%)	\$20,315	2.2%
Govt. Owned	14	\$5,187	14	\$5,292 (0.0%)	\$104	2.0%
SBE Nonunitary	[1]	\$7	[1]	\$7 (0.0%)	\$0	0.0%
Exempt	35	\$0	35	\$0 (0.0%)	\$0	0.0%
<b>TOTALS</b>	<b>1,290</b>	<b>\$279,273,610</b>	<b>1,363</b>	<b>\$294,151,501 (100.0%)</b>	<b>\$14,877,891</b>	<b>5.3%</b>

Numbers in blue are parcel/assessment counts

### Assessed Value by Major Use Category



# THE CITY OF WHEATLAND PROPERTY TAX DOLLAR BREAKDOWN



**ATI (Annual Tax Increment) Ratios for Tax Rate Area 002-000, Excluding Redevelopment Factors & Additional Debt Service**

Data Source: Yuba County Assessor 2019/20 Annual Tax Increment Tables

Prepared On 12/10/2025 By MW

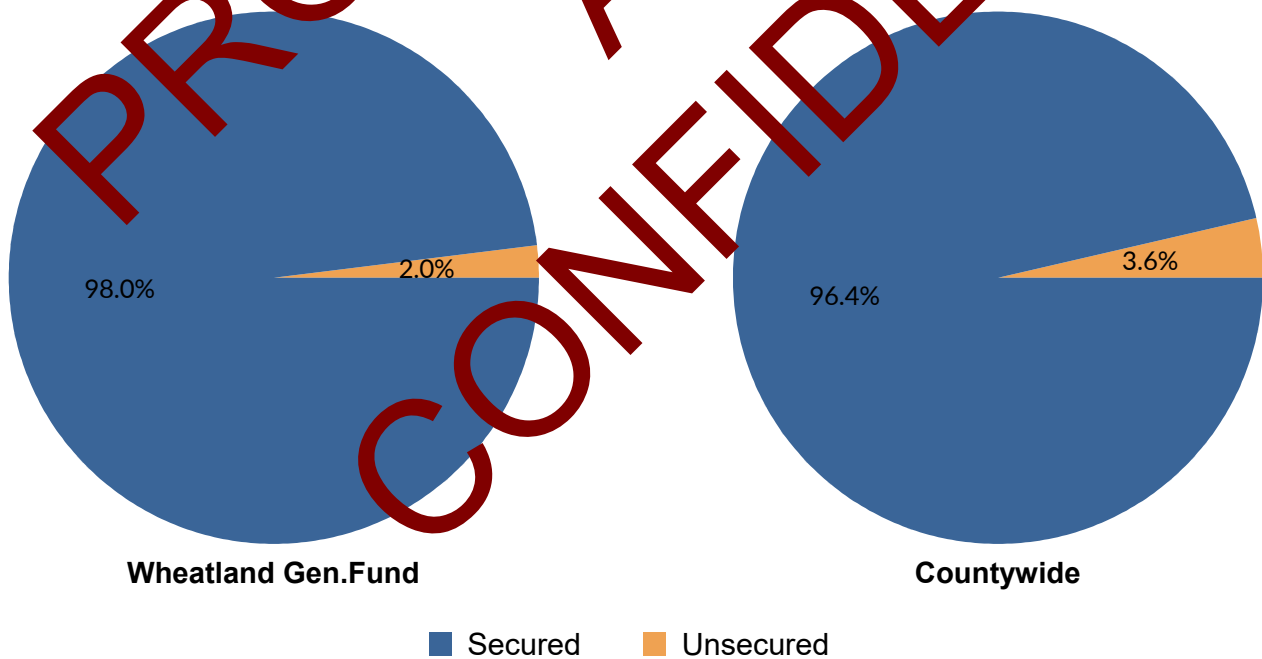
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**Wheatland General Fund**

1% Revenue Split  
Unsecured: 3.6%; Secured: 96.4%

	<u>Total</u>	<u>Unsecured</u>	<u>Secured</u>
Tax Revenue Calculation @ 1% (includes shifts)	\$416,985	\$15,164	\$401,821
Unitary Revenue	\$13,043		\$13,043
<b>ESTIMATED 1% REVENUE ALLOCATION</b>	<b>\$430,028</b>	<b>\$15,164</b>	<b>\$414,864</b>
Less Admin Fee	-\$26,506		
VLF AA Allocation	\$38,666		

**Secured & Unsecured 1% Revenue Proportion**



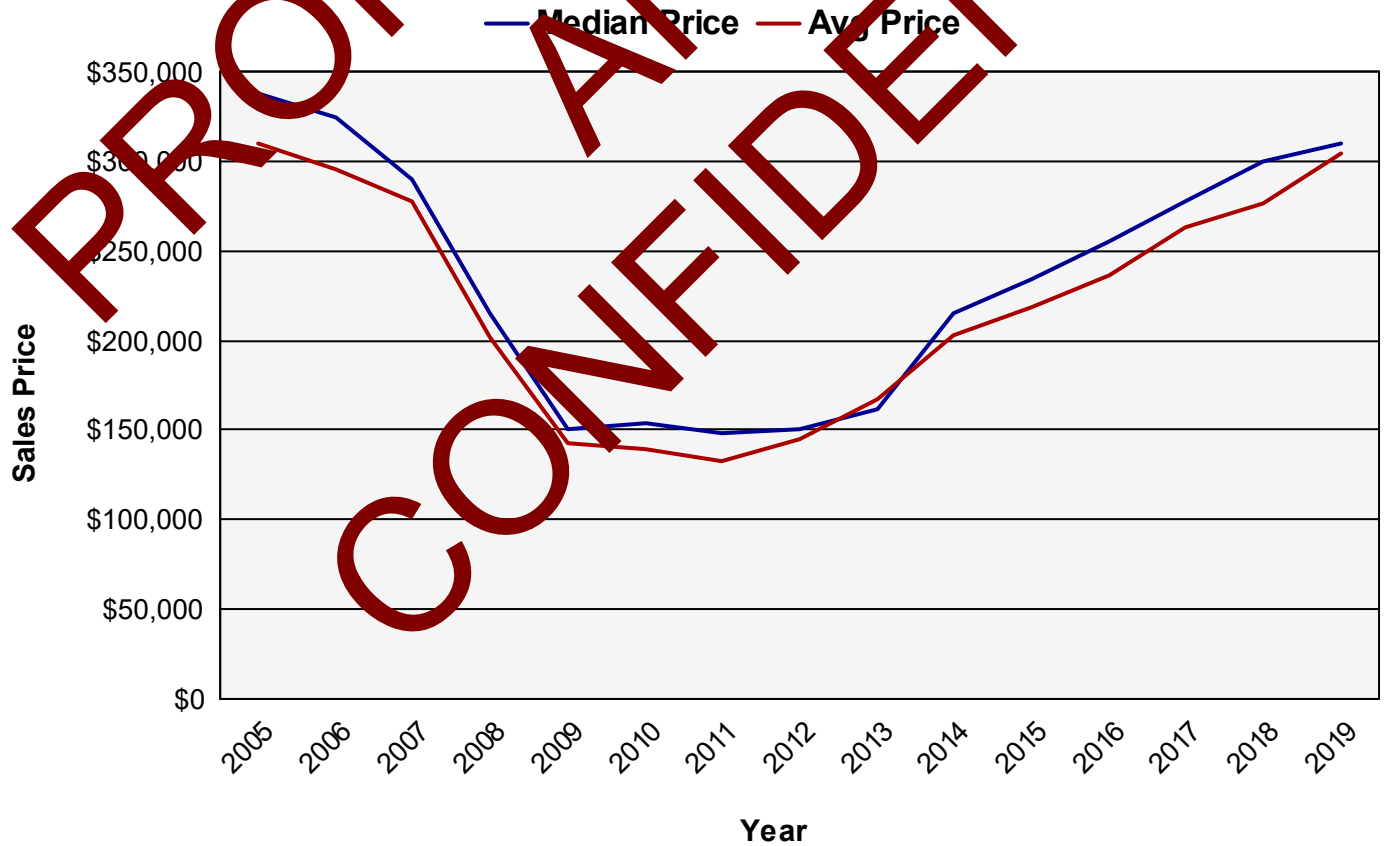
Notes: ◦ Participates in Teeter Plan  
 ◦ Revenue split is estimated from countywide roll revenue proportion.  
 ◦ Homeowner exemption revenue is included in this revenue model.  
 ◦ Tax increment revenue from pass-throughs or residual distributions are not included. Also not included are many pooled revenue adjustments, including county administrative fees, supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, and roll corrections.



# THE CITY OF WHEATLAND SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2005 - 12/31/2019)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2005	104	\$309,541	\$337,500	
2006	58	\$295,562	\$324,500	-3.85%
2007	38	\$277,763	\$290,250	-10.55%
2008	52	\$202,221	\$215,000	-25.93%
2009	53	\$142,377	\$150,000	-30.23%
2010	64	\$149,469	\$153,500	2.33%
2011	64	\$133,156	\$148,000	-3.58%
2012	63	\$144,975	\$150,000	1.35%
2013	58	\$166,957	\$161,500	7.67%
2014	65	\$207,615	\$215,000	33.13%
2015	82	\$18,232	\$234,250	8.95%
2016	59	\$236,683	\$255,500	9.07%
2017	75	\$263,061	\$278,000	8.41%
2018	79	\$276,375	\$300,000	7.91%
2019	75	\$304,396	\$310,000	3.33%



\* Multiparcel and trust transfers, quitclaim deeds, timeshares, and partial sales are excluded from this analysis.

Data Source: Yuba County Recorder

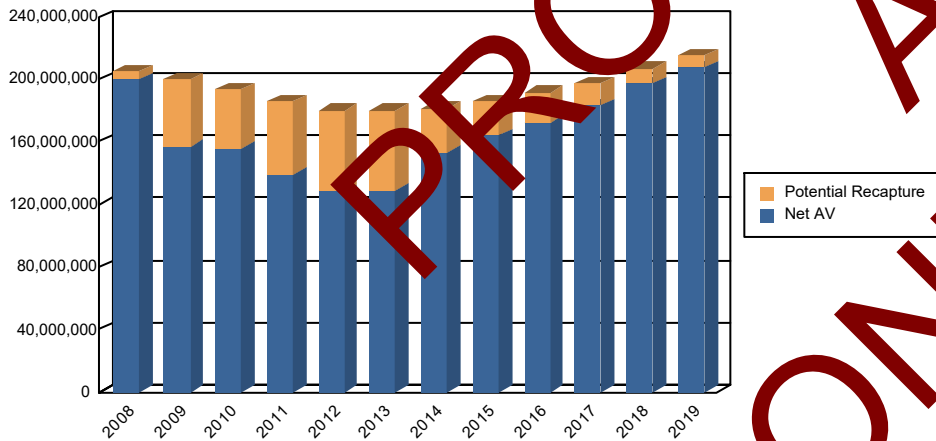
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**PROP 8 POTENTIAL RECAPTURE HISTORY**

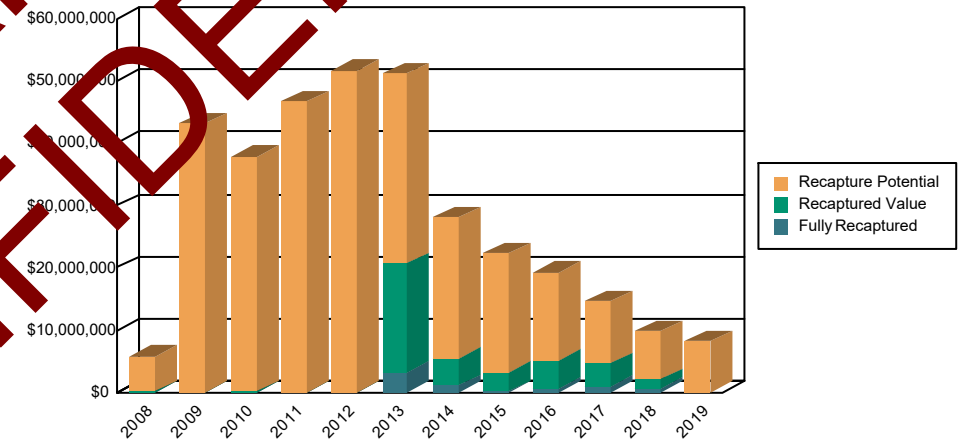
Single Family Residential Parcels - Compiled Using Parcels Supplied by County

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2008	53	12,097,000	17,818,452	5,721,452	5.3%	0	0	3	138,000
2009	446	88,376,000	131,121,328	42,745,328	4.2%	1	0	3	9,200
2010	408	81,422,700	118,970,053	37,547,353	40.5%	0	0	1	80,000
2011	433	73,978,700	120,434,254	46,455,554	43.0%	1	2,000	1	2,000
2012	470	72,167,700	123,746,341	51,578,641	46.6%	1	6,500	3	15,100
2013	447	68,187,300	119,315,013	51,127,713	44.4%	90	3,206,443	416	20,706,818
2014	338	69,633,675	97,676,299	28,042,624	33.6%	41	1,057,803	258	5,442,803
2015	274	61,335,625	83,603,966	22,268,341	27.2%	14	178,839	207	3,088,856
2016	246	57,785,625	77,032,013	19,246,388	24.5%	35	674,553	215	5,121,453
2017	199	51,465,125	66,017,853	14,552,728	19.8%	42	99,839	182	4,656,639
2018	142	41,003,500	50,710,354	9,706,854	14.1%	27	530,192	106	2,016,692
2019	106	31,905,000	40,014,935	8,109,931	10.5%				

**Totals for Single Family Residential Parcels**



**Prop 8 History**



The report identifies parcels that were granted a value reduction and possess value recapture potential per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2020-21 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to Proposition 13. Prop 8 Parcels that have recaptured value include both parcels that have been fully recaptured as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values. Proposition 8 potential value recapture is shown in the Potential Recapture Column and assumes no future sales transactions. Sale of Proposition 8 parcels resets base value and removes the parcel from the Proposition 8 list.



# THE CITY OF WHEATLAND

## 2019/20 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) BEAR RIVER WALNUT RANCH LLC	8	\$20,634,849	7.16%				\$20,634,849	7.02%	Agricultural City of Wheatland
2) AKT WHEATLAND RANCH LLC	10	\$13,169,737	4.57%				\$13,169,737	4.48%	Agricultural City of Wheatland
3) DALE INVESTMENTS LLC	75	\$3,739,449	1.30%				\$3,739,449	1.27%	Vacant City of Wheatland
4) BVPR LP	1	\$2,848,300	0.99%				\$2,848,300	0.97%	Agricultural City of Wheatland
5) FRANK DEAN AND FRANCES J WEBB TRUSTEES	1	\$2,839,447	0.99%				\$2,839,447	0.97%	Residential City of Wheatland
6) RAJ KUMAR AND NAMARTA SHARMA	1	\$2,816,832	0.98%				\$2,816,832	0.96%	Agricultural City of Wheatland
7) SETTLERS VILLAGE CENTER LLC	1	\$2,483,050	0.86%				\$2,483,050	0.84%	Commercial City of Wheatland
8) LOUIE ANDREW VISMARA SUC TRUSTEE ETAL	1	\$2,478,600	0.86%				\$2,478,600	0.84%	Agricultural City of Wheatland
9) LEWIS INVESTMENT COMPANY LLC	11	\$2,447,770	0.85%				\$2,447,770	0.83%	Vacant City of Wheatland
10) PARADISE PETRO INC	1	\$1,918,931	0.67%				\$1,918,931	0.65%	Commercial City of Wheatland
<b>Top Ten Total</b>	130	\$55,376,965	19.22%	0	\$0	0.00%	\$55,376,965	18.83%	
<b>City Total</b>		\$38,196,376			\$5,955,131		\$294,151,501		

PROPRIETARY AND CONFIDENTIAL



**SAMPLE CITY**

**REVENUE ESTIMATE - SIMILAR SALES GROWTH NEXT YEAR, THEN LONG-TERM AVERAGE**

2021-22 Through 2025-26 General Fund/VLF Revenue Estimate Based on 2021 Values and Estimated Changes

General Fund	2021-22	2022-23	2023-24	2024-25	2025-26
<b>General Fund and BY Values</b>	<b>\$4,772,184,638</b>	<b>\$4,953,111,627</b>	<b>\$5,166,690,117</b>	<b>\$5,364,957,827</b>	<b>\$5,574,230,520</b>
<b>Real Property Value (Incl. Prop 8 parcels)</b>	<b>\$4,399,916,128</b>	<b>\$4,580,843,117</b>	<b>\$4,794,421,607</b>	<b>\$4,992,689,317</b>	<b>\$5,201,962,010</b>
CPI of Non Prop 8 Parcels (2021-22 @ 1.036%)	\$41,474,603	87,967,562	89,820,941	94,405,645	99,259,552
Transfer of Ownership Assessed Val. Change	\$102,491,176	109,321,878	94,047,855	100,829,077	108,546,472
Est. SFR Prop 8 Adj Based on Recent Price	\$36,961,210	\$21,294,085	\$14,398,913	\$14,037,961	\$13,239,780
<b>Estimated Real Property Value</b>	<b>\$4,580,843,117</b>	<b>\$4,794,421,607</b>	<b>\$4,992,689,317</b>	<b>\$5,201,962,010</b>	<b>\$5,423,007,815</b>
Base Year Values	\$311,277,285	\$311,277,285	\$311,277,285	\$311,277,285	\$311,277,285
Secured Personal Property Value (see notes)	\$6,085,824	\$6,085,824	\$6,085,824	\$6,085,824	\$6,085,824
Unsecured Personal Property Value (see notes)	\$54,905,401	\$54,905,401	\$54,905,401	\$54,905,401	\$54,905,401
Nonunitary Utility Value (0.0% growth)	\$0	\$0	\$0	\$0	\$0
Enter Completed New Construction					
<b>Estimated Net Taxable Value</b>	<b>\$4,953,111,627</b>	<b>\$5,166,690,117</b>	<b>\$5,364,957,827</b>	<b>\$5,574,230,520</b>	<b>\$5,795,276,325</b>
<b>Estimated Total Percent Change</b>	<b>3.79%</b>	<b>3.31%</b>	<b>3.84%</b>	<b>3.90%</b>	<b>3.97%</b>
<b>Revenue Calculations</b>					
Net Taxable Value Tax @ 1%	\$49,531,116	\$51,666,901	\$53,649,578	\$55,742,305	\$57,952,763
<b>City Share of 1% Tax @ 13.37525%</b>	<b>\$6,624,911</b>	<b>\$6,910,578</b>	<b>\$7,175,766</b>	<b>\$7,455,673</b>	<b>\$7,751,328</b>
Aircraft Value Tax @ 1%	85,104	85,104	85,104	85,104	85,104
<b>City Share of Aircraft Tax @ 35.3%</b>	<b>\$28,368</b>	<b>\$28,368</b>	<b>\$28,368</b>	<b>\$28,368</b>	<b>\$28,368</b>
<b>Net GF Estimate</b>	<b>\$6,653,279</b>	<b>\$6,938,946</b>	<b>\$7,204,134</b>	<b>\$7,484,041</b>	<b>\$7,779,695</b>
<b>Taxable Value Revenue Categories</b>					
Secured Revenue	6,432,789	6,710,171	6,967,669	7,239,459	7,526,539
Unsecured Revenue	192,122	200,407	208,097	216,215	224,788
Aircraft Revenue	\$28,368	\$28,368	\$28,368	\$28,368	\$28,368
<b>Rev from Taxable Val *</b>	<b>\$6,653,279</b>	<b>\$6,938,946</b>	<b>\$7,204,134</b>	<b>\$7,484,041</b>	<b>\$7,779,695</b>
Unitary Revenue (Budgeted Flat)	\$249,424	\$249,424	\$249,424	\$249,424	\$249,424
Admin Fee (Not Deducted Above)	-80,038	-83,364	-86,451	-89,710	-93,153
Enter Supplemental Apportionment Estimate					
Enter Delinquent Apportionment Estimate					



**SAMPLE CITY**  
**REVENUE ESTIMATE - SIMILAR SALES GROWTH NEXT YEAR, THEN LONG-TERM AVERAGE**

2021-22 Through 2025-26 General Fund/VLF Revenue Estimate Based on 2021-22 Values and Estimated Changes

VLFAA	2021-22	2022-23	2023-24	2024-25	2025-26
<b>Citywide Net Taxable Value</b>	<b>\$6,462,022,172</b>	<b>\$6,707,536,649</b>	<b>\$7,000,377,717</b>	<b>\$7,291,298,914</b>	<b>\$7,599,306,697</b>
<b>Real Property Value (Incl. Prop 8 parcels)</b>	<b>\$6,334,552,617</b>	<b>\$6,580,067,094</b>	<b>\$6,872,908,162</b>	<b>\$7,163,829,359</b>	<b>\$7,471,837,142</b>
CPI of Non Prop 8 Parcels (2021-22 @ 1.036%)	\$60,347,141	\$120,744,118	\$129,743,756	\$136,329,144	\$143,303,547
Transfer of Ownership Assessed Val Change	\$136,337,282	\$144,978,559	\$142,884,638	\$153,813,513	\$164,725,816
Est. SFR Prop 8 Adj Based on Recent SFR Pr	\$48,830,054	\$27,627,991	\$18,292,803	\$17,865,125	\$16,963,837
<b>Estimated Real Property Value</b>	<b>\$6,580,067,094</b>	<b>\$6,872,908,162</b>	<b>\$7,163,829,359</b>	<b>\$7,471,837,142</b>	<b>\$7,796,830,341</b>
Secured Personal Property Value (see notes)	\$8,107,762	\$8,107,762	\$8,107,762	\$8,107,762	\$8,107,762
Unsecured Personal Property Value (see notes)	\$118,001,796	\$118,001,796	\$118,001,796	\$118,001,796	\$118,001,796
Nonunitary Utility Value (0.0% growth)	\$1,359,997	\$1,359,997	\$1,359,997	\$1,359,997	\$1,359,997
Enter Completed New Construction					
<b>Estimated Net Taxable Value</b>	<b>\$6,707,536,649</b>	<b>\$7,000,377,717</b>	<b>\$7,291,298,914</b>	<b>\$7,599,306,697</b>	<b>\$7,924,299,896</b>
<b>Estimated Total Percent Change</b>	<b>3.80%</b>	<b>4.37%</b>	<b>4.11%</b>	<b>4.22%</b>	<b>4.28%</b>
Base Value of VLFAA	\$8,331,344	\$7,609,935	\$7,942,489	\$8,272,897	\$8,622,013
Estimated Change to VLFAA	\$278,591	\$332,554	\$330,498	\$349,116	\$369,022
<b>VLFAA Estimate</b>	<b>\$7,609,935</b>	<b>\$7,942,489</b>	<b>\$8,272,897</b>	<b>\$8,622,013</b>	<b>\$8,991,035</b>

PROPOSED  
 CONFIDENTIAL



# SAMPLE CITY

## REVENUE ESTIMATE - SIMILAR SALES GROWTH NEXT YEAR, THEN LONG-TERM AVERAGE

2021-22 Through 2025-26 General Fund/VLF Revenue Estimate Based on 2020 Values and Estimated Changes

### NOTES:

- **The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.**
- CPI of Non-Prop 8 Parcels is calculated at the following rates: 2021-22 @ 1.036%; 2022-23 @ 2.000%; 2023-24 @ 1.000%; 2024-25 @ 2.000%; 2025-26 @ 2.000%;
- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its (Prop 13) assessed value. For 2021-22 and later, properties with prior Prop 8 reductions are not included in the CPI increase. They are projected to adjust with median sale prices, with increases possible up to the inflation-adjusted Prop 13 value, or further reductions possible if median sale prices decline further.
- The Prop 8 adjustment in 2021-22 uses general fund 2020 median single-family residence price change (9.1%) to estimate whether properties will enter Prop 8 reduced status or recapture previous reductions. Subsequent Prop 8 adjustments are based on median SFR home price changes projected as follows: 2022-23: 6.0%; 2023-24: 5.2%; 2024-25: 5.6%; 2025-26: 6.0%
- General Fund Transfer of Ownership Assessed Value Change: For 2021-22, the projected increase from known 2020 transfers within the non-Successor Agency areas of City use to estimate value growth, with possible adjustments for Prop 8 appeals activity on transferred parcels. For this scenario, the estimated growth from transfers in 2022-23 matches the percentage of real value in 2021-22. For years 2023-24 and later, growth is based on the historical average rate of real property growth due to properties that have transferred ownership. Value growth from transfers is estimated as the following percentages of prior year real property value: 2021-22 @ 2.3%; 2022-23 @ 2.2%; 2023-24 @ 1.9%; 2024-25 @ 2.0%; 2025-26 @ 2.2%;
- VLFAA Transfer of Ownership Assessed Value Change: For 2021-22, the projected increase from known 2020 transfers used to estimate value growth, with adjustments for possible Prop 8 appeals activity on transferred parcels. For this scenario, the estimated growth from transfers in 2022-23 matches the percentage of real value in 2021-22. For years 2023-24 and later, growth is based on the historical average rate of real property growth due to properties that have transferred ownership. Value growth from transfers is estimated as the following percentages of prior year real property value: 2021-22 @ 2.2%; 2022-23 @ 2.2%; 2023-24 @ 2.1%; 2024-25 @ 2.2%; 2025-26 @ 2.2%;
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected to grow at the following rates 2021-22 @ 0.0%; 2022-23 @ 0.0%; 2023-24 @ 0.0%; 2024-25 @ 0.0%; 2025-26 @ 0.0%; . Unsecured escaped assessments may be included in the unsecured values. The value of escaped assessments is generally inconsistent and varies from year to year.
- Completed new construction entry: This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (e.g. Nov. 2019 - Oct. 2020 for the 2021-22 FY). If completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value.
- Pooled Revenue Sources include supplemental allocations, federal grants for delinquent payments in non-Teeter cities, tax pay refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be conservative.
- General Fund Revenue Estimate does not include any available voter approved debt service revenue.

Prepared on 10/7/25 Using Sales Through 12/31/2024

*This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL Coren & Cone*

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