



2025 ANNUAL REPORT



Office of the Assessor
Keith Taylor,
Assessor



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Message from the Assessor

As we closed out another Assessment Roll, I am so proud and grateful for the accomplishments of the Assessor's Office. I thank my team for their tremendous dedication to the job they do and the community they serve.

It was another successful year using the Assessor's property tax system, Oasis, and creating a platform that is more dynamic and data filled than our previous mainframe system. We have embraced new technology and continue to find solutions that not only help us with accuracy and efficiency, but take some of the mundane, repetitive work out of our processes.

One of the new technologies we implemented was a software called Just Appraised. It is an Artificial Intelligence based program that allowed us to better manage the thousands of deeds we receive each year from the County Recorder. One of the benefits was to automate required data processing and therefore reduce data entry errors. We were recently recognized by the Center for Digital Government helping the County of Ventura receive a sixth-place award as a Digital County with our deployment of this AI tool.

The 2025 Assessment Roll had a total assessed value of \$187 billion, a 4.3% increase over the previous year which includes all assessable property within the county's 10 cities and unincorporated areas. The 2 percent inflation adjustment resulted in a \$3 billion increase with the remaining increases due to either a reassessment upon transfer or new property subject to assessment.

The 2025 Assessment Roll continues to reveal several key trends in the county's real estate market. The most significant is the low volume of property transfers as purchase prices slightly increased. The commercial and industrial sectors impacted the overall assessed value with new hotels and apartment buildings coming online. We also saw an increase in jet airplanes at our two airports.

In November 2024, the County was impacted by the devastating Mountain Fire. Over 200 homes were lost and as the Assessor, I put a plan in place to timely reduce the assessments of those properties. We were able to help property owners defer their tax bill until the corrected bill was issued. We also provided in-person staff to participate at the Camarillo Recovery Center answering important questions on how rebuilding would affect their taxes.

Finally, as we move forward into the 2026-27 fiscal year, our main focus is on superb customer service, helping the property owner's understand what the Assessor does, acting with respect and professionalism, with a commitment to finding emerging technologies to better serve the community we work for.



The Role of the Assessor

The Assessor is a California Constitutional Officer that is elected every four years by the people of Ventura County.

What the Assessor Does:

Under the California Constitution and the Revenue and Taxation Code, the Assessor has the following responsibilities:

- Locate all taxable property within Ventura County.
- Identify the person who owns, claims, possesses, or controls property on the Lien Date (R&T § 405).
- Establish the assessed value of all taxable property in accordance with the law.
- Publish both an annual and supplemental assessment rolls.

What the Assessor Does Not Do:

- ❖ The Assessor does not establish tax rates.
- ❖ The Assessor does not issue tax bills.
- ❖ The Assessor does not collect or refund taxes.
- ❖ The Assessor does not determine special assessment or maintenance district fees.



Our Mission Statement

Mission

Honorable public service through efficient administration of property tax assessment law with integrity and professionalism.

Vision

A high performance organization that is valued for its equitable and courteous treatment of taxpayers, accurate and timely property assessments, and innovative and principle-based leadership.



Values

- ✓ Efficiency, accountability and transparency in comprehensive property tax administration.
- ✓ Professional and equitable treatment of property owners.
- ✓ Effective teamwork and advanced technologies to maximize resources.



Public Service

The Assessor's Office is dedicated to serving the public by providing essential services related to property assessment. Our team is always available to answer your questions and assist you, whether through phone, email, or in-person consultations.

Your satisfaction and understanding are our priorities, and we strive to deliver reliable and helpful information to the community we serve.

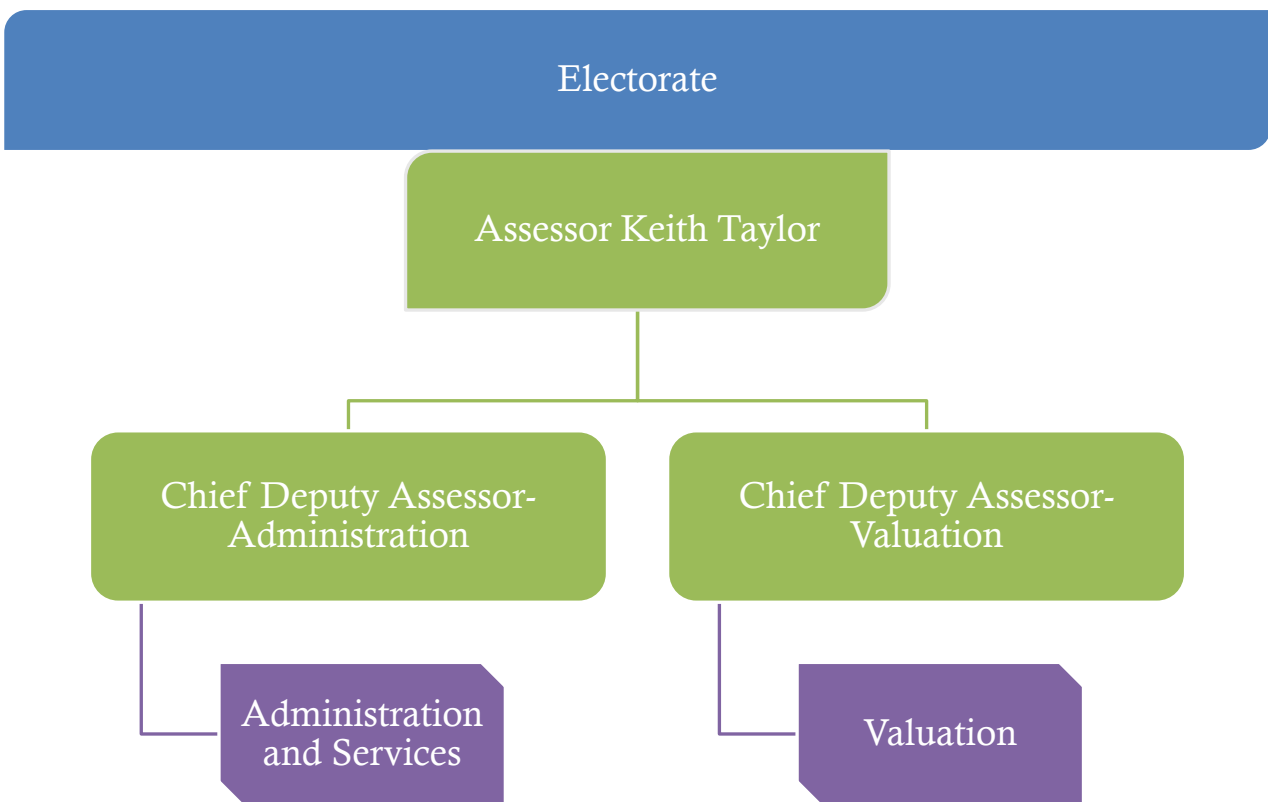
Phone: (805) 654-2181

Email: Assessor.Info@VenturaCounty.gov

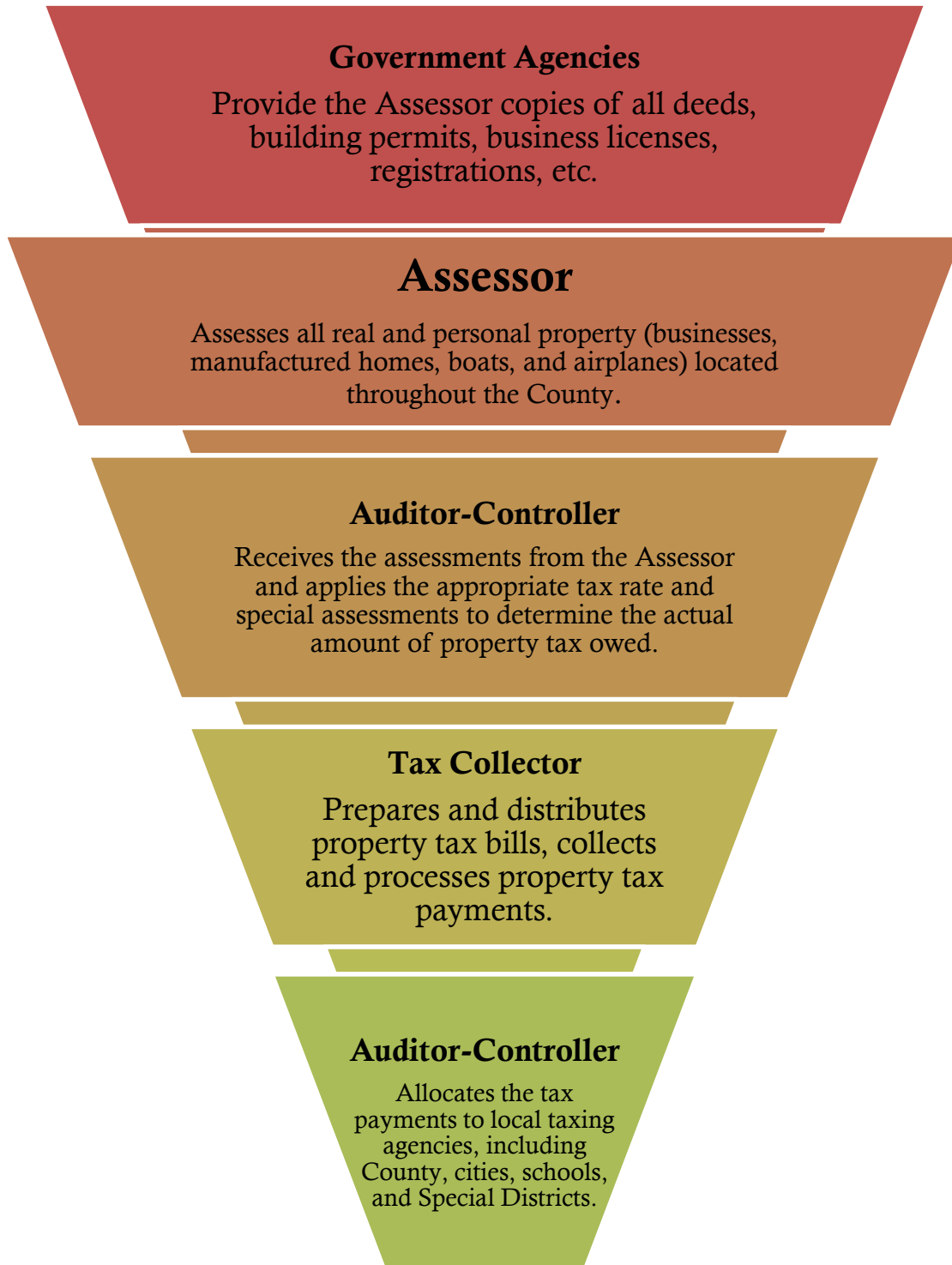
Website: Assessor.VenturaCounty.gov

Address: Assessor's Office, Hall of Administration, 800 S. Victoria Avenue, Ventura, California 93009

Assessor's Office Organization



Property Tax Administration Workflow



California Property Taxes Explained

Real Property

California voters passed Prop. 13 in 1978 in order to place limitations on property assessment increases and property tax rates. Prop. 13 provides the foundation for how your property tax bill is determined when you purchase real property.



Under Proposition 13, when property is initially acquired by a new owner, the Assessor's Office reassesses the property and establishes its base year value – the value upon which future property taxes for the property will be based.

Inflation Adjustment

Each year, an annual inflation factor – which may not exceed two percent – is applied to a property's base year value. This is known as the trended base year value. This means that while a property's assessed value will gradually increase year after year, property owners should be able to reliably estimate what their property taxes will be in the future. However, more dramatic changes in a property's value – resulting in increased property taxes – may occur when a property becomes subject to reassessment.

The Assessor's Office is required to reassess property in **THREE** main sets of circumstances:

1. Changes in Ownership

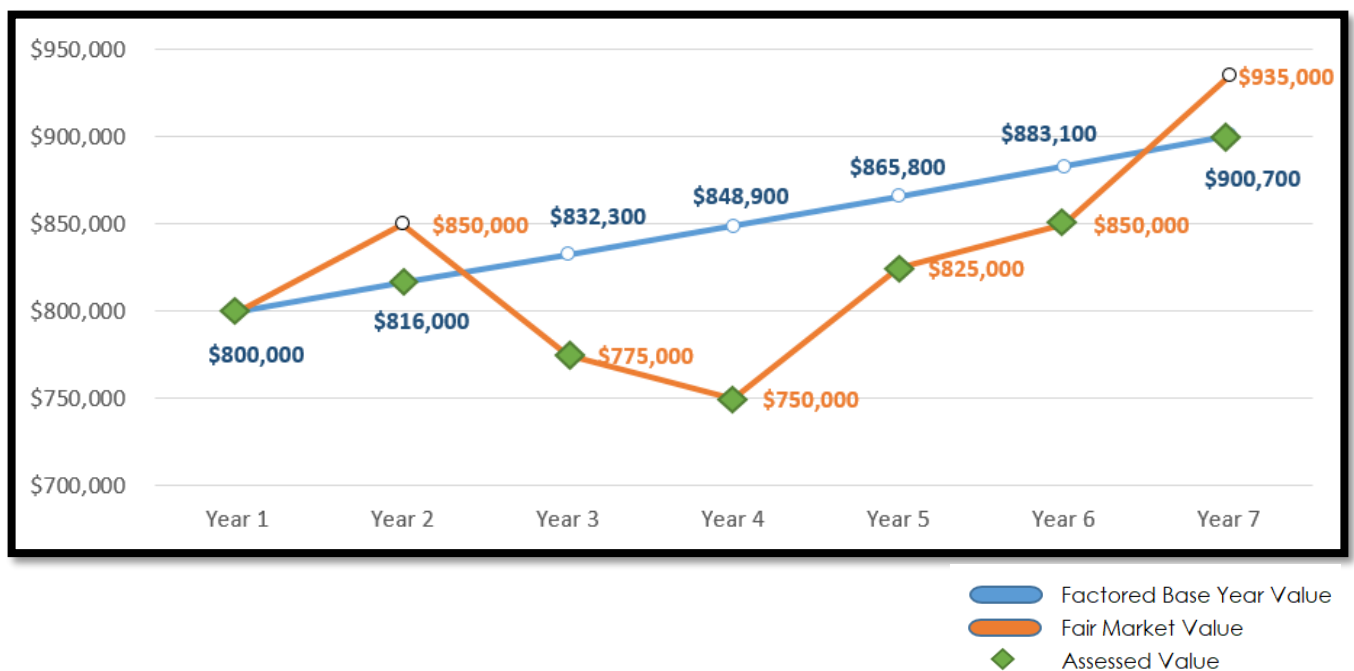
A change in ownership occurs when property is transferred from its current owner(s) to new owner(s), such as when property is sold/purchased. Beware: Although certain transfers may qualify for a change in ownership exclusion – and not require reassessment of the transferred property – other similar transfers may not.

2. New Construction

The Assessor's Office is required to conduct a reassessment when new construction takes place on your property.

3. Value Restoration

Economic conditions may cause your property to lose value. In such cases, Proposition 8 allows the Assessor's Office to temporarily reduce your property's assessed value and thus provide tax relief until the market recovers. When your property's base year value is restored, your property tax bill may see a larger than normal increase, but the restored value will not exceed the property's original base year value plus the required inflation adjustment.



Personal Property

Unlike real property, personal property (i.e. Business Equipment, Boats and Aircraft) is not subject to Prop.13. Instead, such property is appraised annually at current market value.

Upon request by the Assessor, an owner must file a Business Property Statement and any owner with personal property of \$100,000 or more must file an annual property statement.

Business Property Statements can be filed electronically using the Standard Data Record (SDR) or e-SDR Program.

Personal Property can be assessed on the Unsecured Roll or the Secured Roll, based on the ownership of the real property.

Disaster Relief

If your property has been damaged or destroyed as a result of any calamity or disaster, such as a fire, earthquake, or flood, you may qualify for property tax relief under California Revenue and Tax Code (R&TC) section 170. To qualify, damage to the taxable property must be at least \$10,000 of current market value.

Taxable property includes real property, business equipment and fixtures, orchards or other agricultural groves, aircraft, boats, and manufactured homes that are subject to local property taxation by the County Assessor. For purposes of this R&TC section 170 tax relief, taxable property does not include personal effects and household furnishings.

Upon a timely-filed claim, the County Assessor provides relief by reassessing the property downward to reflect its damaged condition as of the date of the disaster. The Assessor will notify you of the proposed reassessed taxable value. The property taxes due will be adjusted on a prorated basis, considering the amount of time in the fiscal year that your property was undamaged, and if applicable, amount of taxes paid will be refunded to you. The property's assessment will be temporarily reduced from the month the disaster occurred until the property is rebuilt or repaired. However, if property is partially rebuilt as of any January 1 lien date, its taxable value will be based on the property's damaged condition to the extent of the percentage of repairs completed on that lien date.

Disaster Relief Quick Reference Chart

Type of Relief Available	Property Type	Type of Disaster	Revenue and Taxation Code
New construction exclusion	Real property only	Any disaster or calamity	Section 70 Section 170
New construction exclusion	Real property only	Governor-proclaimed	Section 70.5 Section 170
New construction exclusion	All property types	Governor-proclaimed; Any disaster or calamity	Section 170
Base year transfer within same county	All property types	Governor-proclaimed	Section 69
Base year transfer to another county	Principal place of residence	Governor-proclaimed	Section 69.3
Base year transfer anywhere in CA	Principal place of residence	Governor-proclaimed	Section 69.6 (effective April 1, 2021)
Base year transfer	Principal place of residence—over 55 or physically disabled	Any disaster or calamity	Section 69.5 (ended March 31, 2021)
Base year transfer	Manufactured home (license fee or property tax)	Governor-proclaimed	Section 172 & 172.1
New construction exclusion; Base year transfer	Manufactured home (property tax only)	Any disaster or calamity	Section 5825

Rebuilding After a Disaster



If you rebuild the same size home (or one that's substantially equivalent):
Revenue & Taxation Code Section 170(h)

You may be able to keep your previous tax base under the **Disaster Relief**. This means your assessed value (used to calculate property taxes) will temporarily go down while you rebuild and then return to what it was before, plus a small annual increase of up to 2%, as allowed under Proposition 13.

If you rebuild a larger home or change how the property is used:
Revenue & Taxation Code Section 70(c)

The extra square footage or new use will be considered new construction and will be assessed at current market value. This could increase your property taxes.

What about the 120% rule (Revenue & Taxation Code Section 70.5)?
Revenue & Taxation Code Section 70.5

There's often confusion around a rule that allows property owners to rebuild up to 120% of the full cash value of their previous home without reassessment. This doesn't mean 120% bigger, it refers to the **value** of the home. If the new structure's value is within 120% of the property's value prior to damage, reassessment may be excluded. However, due to rising construction costs and increasing property values, many property owners may not qualify to retain their prior tax base under this section.

Land Conservation Act



The California Land Conservation Act of 1965 - referred to as the Williamson Act - enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments, which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

The Williamson Act is a means to restrict the uses of agricultural and open space lands to farming and ranching uses during the length of the contract period. The Williamson Act Program was also envisioned as a way for local governments to integrate the protection of open space and agricultural resources into their overall strategies for planning urban growth patterns. The minimum term for contracts is ten (10) years or twenty (20) years. However, since the contract term automatically renews on each anniversary date of the contract, the actual term is essentially indefinite.

For more information, please go to the following:

assessor.venturacounty.gov/tax-savings/lca
awm.venturacounty.gov/land-conservation-act-williamson-act/
conservation.ca.gov/dlrp/lca

Taxable Possessory Interests

A taxable possessory interest is defined as a possession, a right to the possession, or a claim to a right of the possession of publicly owned real property that is independent, durable, and exclusive of rights held by others, and that provides a private benefit to the possessor. “Exclusive uses” includes not just sole possession but instances of concurrent use of publicly owned real property. A taxable possessory interest is further defined as the taxable interest held by a private possessor in publicly owned real property.

Ventura County Examples:

- Ventura and Oxnard Harbors
- Oxnard and Camarillo Airports
- Port of Hueneme
- Ventura County Fairgrounds

The legal basis for the taxation of taxable possessory interests is found in the general mandate of the California Constitution, article XIII, section 1, that all property is taxable unless otherwise provided by the California Constitution or federal law.



Property Tax Exemptions

Pursuant to the California Constitution, article XIII, section 3 provides for exemptions from property taxation. Below are some but not all the exemptions that are allowed:

Homeowners' Exemption

The California Constitution provides a \$7,000 reduction in taxable value for a qualifying owner-occupied home. The home must have been the principal place of residence of the owner on the lien date, January 1st. This exemption typically results in an annual property tax savings of approximately \$70, based on the statewide 1% property tax rate.

Disabled Veterans' Exemption

The Disabled Veterans' Exemption reduces the property tax liability on the principal place of residence of qualified veterans who, due to a service-connected injury or disease, have been rated 100% disabled or are being compensated at the 100% rate due to unemployability. An unmarried surviving spouse of a qualified veteran may also claim exemption. The basic exemption was set at \$100,000 with the low-income exemption being set at \$150,000. Both exemptions are adjusted annually by an inflation factor and for the 2025 Assessment Roll are \$175,298 for the basic and \$262,950 for the low-income.

Library Exemption

Property used for free public libraries is exempt.

Museum Exemption

The Free Museum Exemption is available to property used for museums that are free and open to the general public.

Church Exemption

The Church Exemption may be claimed on property that is owned, leased, or rented by a religious organization and used exclusively for religious worship services.

Religious Exemption

The Religious Exemption may be claimed on property owned by a religious organization and used exclusively for religious purposes.

Public Schools and Colleges Exemption

Property used exclusively for public schools, community colleges, state colleges, and state universities is exempt from property taxation.

Welfare Exemption

The welfare exemption is co-administered by the Board of Equalization (BOE) and the assessor. The BOE is responsible for determining whether an organization is qualified for the welfare exemption, while the Assessor is responsible for determining whether the use of the property is eligible for the welfare exemption.

In general, the welfare exemption from local property tax is available to property of organizations formed and operated exclusively for qualifying purposes (religious, scientific, hospital or charitable), which use their property exclusively for those purposes. Both the organizational and property use requirements must be met for the exemption to be granted.

Cemetery Exemption

The Cemetery Exemption is available to property used or held exclusively for the permanent deposit of human dead, or for the care and maintenance of the property of the dead, except when used or held for profit.

Ventura County 2025 Assessment Roll Highlights

4.37% Increase in the Local Assessment Roll Value to \$187 Billion

4.13% Increase in the Secured Local Assessment Roll Value to \$180 Billion

11.13% Increase in the Unsecured Local Assessment Roll Value to \$6.9 Billion

0.6% Increase in Parcels on the Local Assessment Roll to 290,815

0.17% Increase in Parcels on the Secured Local Assessment Roll to 270,778

-1.39% Decrease in Parcels on the Unsecured Local Assessment Roll to 20,037

1.85% Increase in Local Exemptions on the Local Assessment Roll to \$5.3 Billion

1.65% Increase in Local Exemptions on the Secured Local Assessment Roll to \$5 Billion

5.83% Increase in Local Exemptions on the Unsecured Local Assessment Roll to \$.3 Billion

Ventura County 2025 Assessment Roll

Total Annual Roll with Comparison to 2024

TYPE	2024	2025	CHANGE	PERCENT
Parcel Count	290,635	290,815	180	0.06%
Land/Mineral Rights	\$91,256,113,133	\$95,541,773,883	\$4,285,660,750	4.70%
Improvements/Trees/Vines/Fixtures	\$88,647,859,631	\$91,717,621,132	\$3,069,761,501	3.46%
Personal Property	\$4,831,420,288	\$4,954,062,983	\$122,642,695	2.54%
Aircraft	\$607,351,100	\$1,056,261,492	\$448,910,392	73.91%
Full Cash Value	\$185,342,744,152	\$193,269,719,490	\$7,926,975,338	4.28%
Local Exemptions	\$5,252,939,245	\$5,349,990,310	\$97,051,065	1.85%
Total Minus Local Exemptions	\$180,089,804,907	\$187,919,729,180	\$7,829,924,273	4.35%
Homeowners' Exemptions	\$906,772,979	\$900,348,490	-\$6,424,489	-0.71%
Total Assessed Value	\$179,183,031,928	\$187,019,380,690	\$7,836,348,762	4.37%

Secured Roll with Comparison to 2024

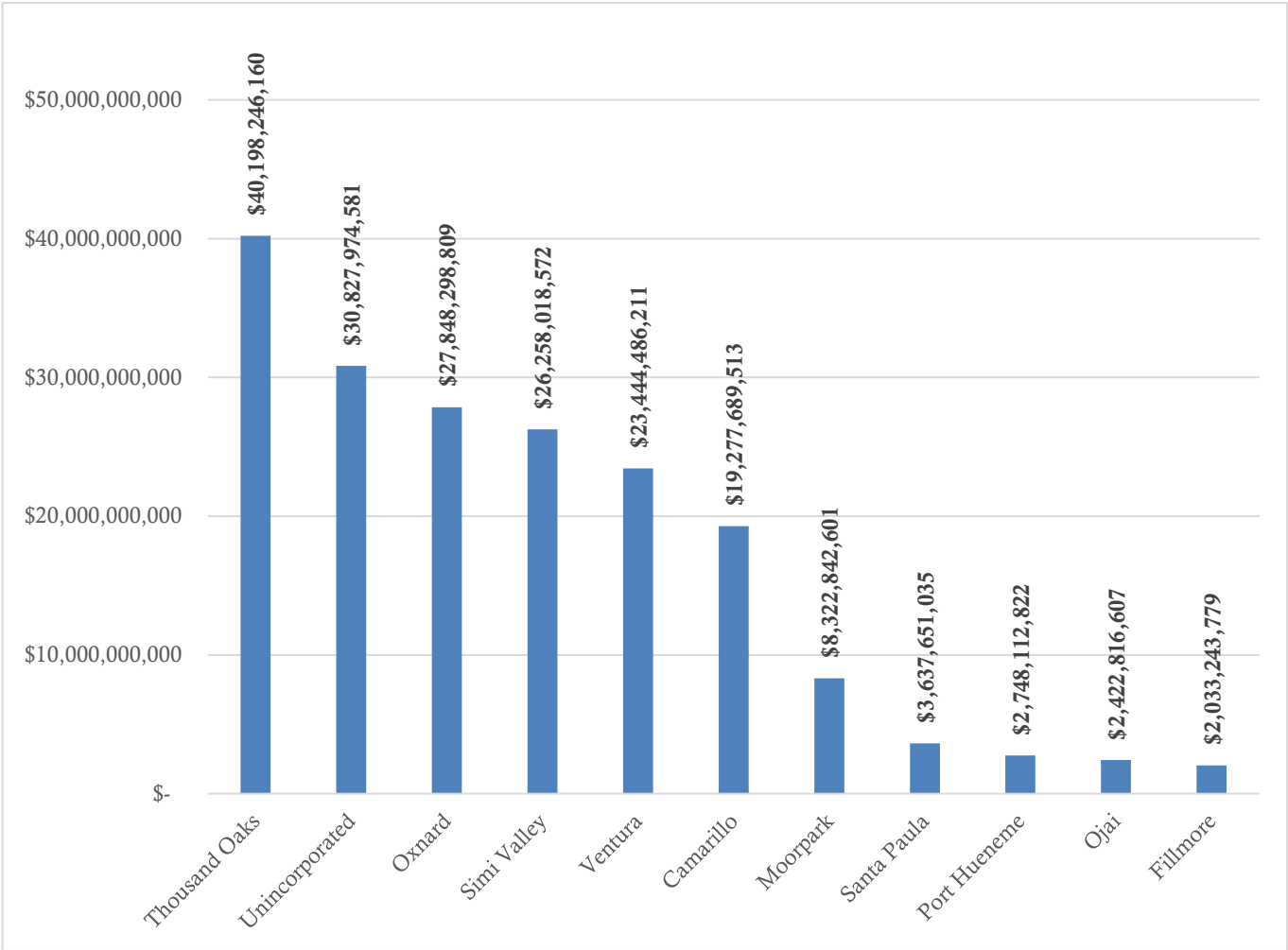
TYPE	2024	2025	CHANGE	PERCENT
Parcel Count	270,316	270,778	462	0.17%
Land/Mineral Rights	\$90,856,518,523	\$95,145,607,576	\$4,289,089,053	4.72%
Improvements/Trees/Vines/Fixtures	\$86,217,152,021	\$89,121,456,464	\$2,904,304,443	3.37%
Personal Property	\$1,783,922,627	\$1,809,202,100	\$25,279,473	1.42%
Aircraft	\$0	\$0	\$0	0.00%
Full Cash Value	\$178,857,593,171	\$186,076,266,140	\$7,218,672,969	4.04%
Local Exemptions	\$4,999,758,075	\$5,082,036,453	\$82,278,378	1.65%
Total Minus Local Exemptions	\$173,857,835,096	\$180,994,229,687	\$7,136,394,591	4.10%
Homeowners' Exemptions	\$905,778,979	\$899,432,890	-\$6,346,089	-0.70%
Total Assessed Value	\$172,952,056,117	\$180,094,796,797	\$7,142,740,680	4.13%

Unsecured Roll with Comparison to 2024

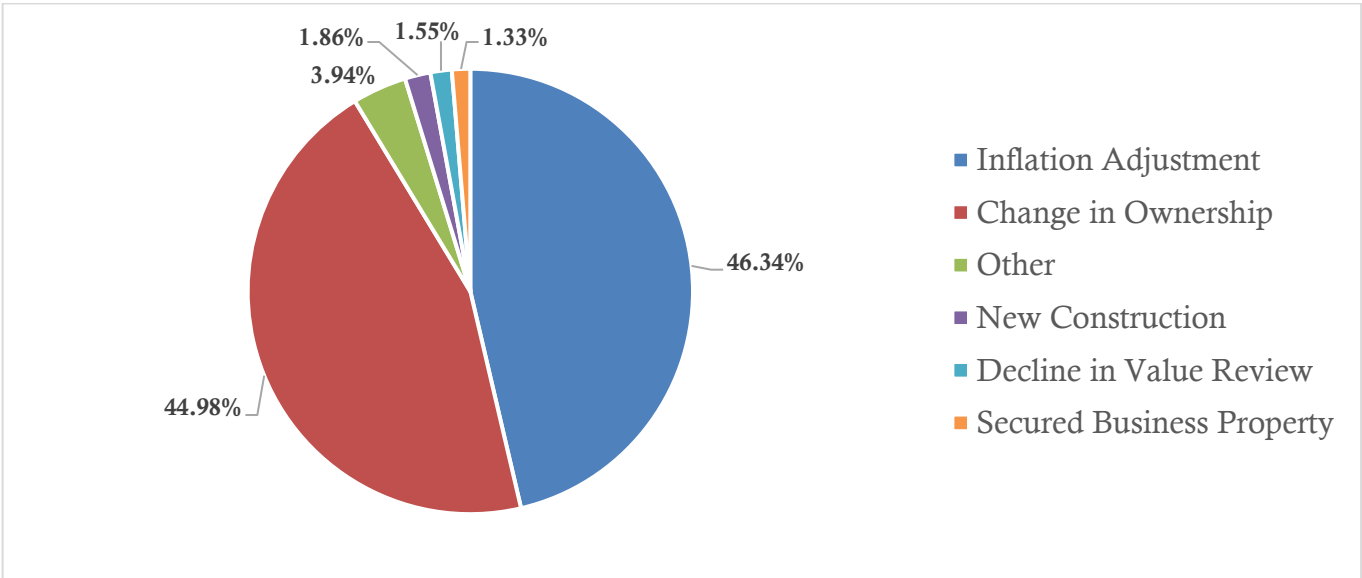
TYPE	2024	2025	CHANGE	PERCENT
Parcel Count	20,319	20,037	-282	-1.39%
Land/Mineral Rights	\$399,594,610	\$396,166,307	-\$3,428,303	-0.86%
Improvements/Trees/Vines/Fixtures	\$2,430,707,610	\$2,596,164,668	\$165,457,058	6.81%
Personal Property	\$3,047,497,661	\$3,144,860,883	\$97,363,222	3.19%
Aircraft	\$607,351,100	\$1,056,261,492	\$448,910,392	73.91%
Full Cash Value	\$6,485,150,981	\$7,193,453,350	\$708,302,369	10.92%
Local Exemptions	\$253,181,170	\$267,953,857	\$14,772,687	5.83%
Total Minus Local Exemptions	\$6,231,969,811	\$6,925,499,493	\$693,529,682	11.13%
Homeowners' Exemptions	\$994,000	\$915,600	-\$78,400	-7.89%
Total Assessed Value	\$6,230,975,811	\$6,924,583,893	\$693,608,082	11.13%

By the Numbers

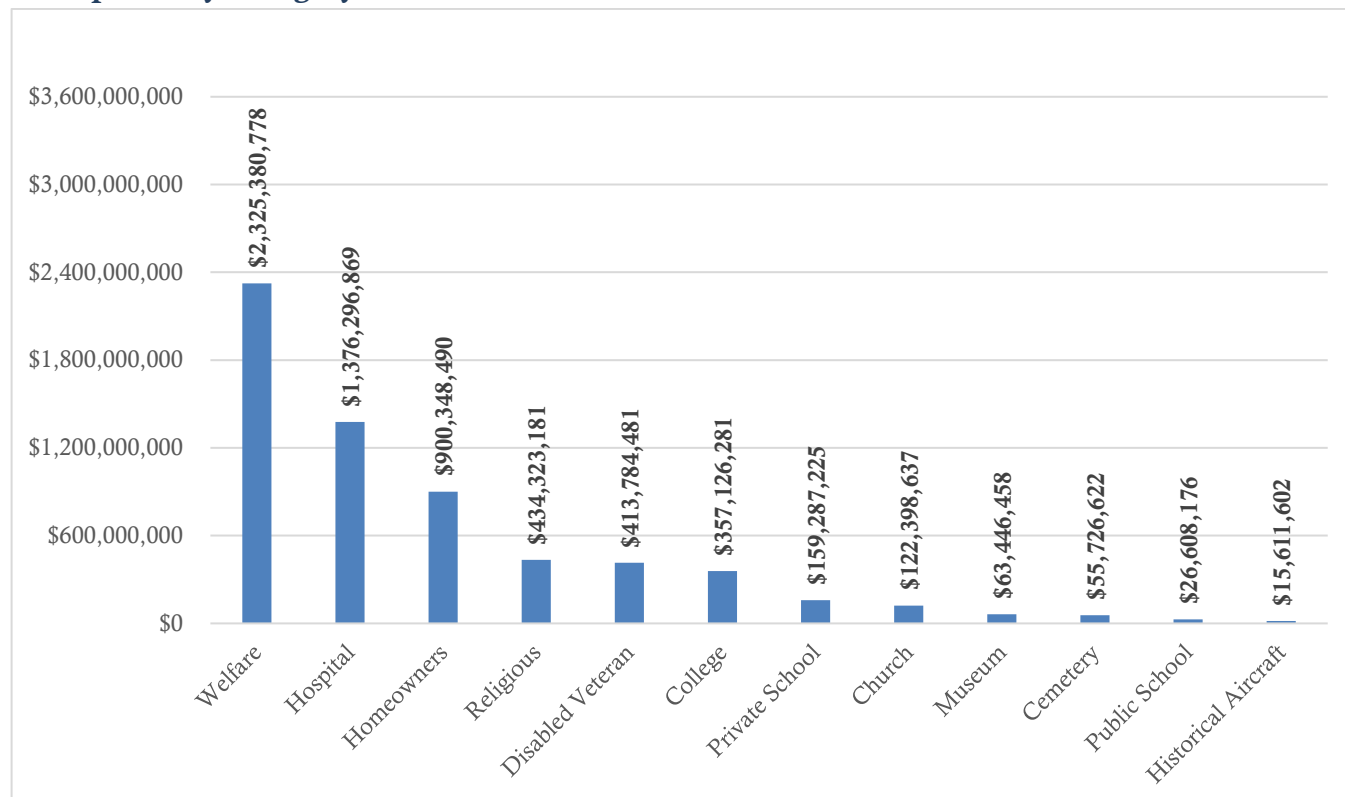
Total Assessed Value by City



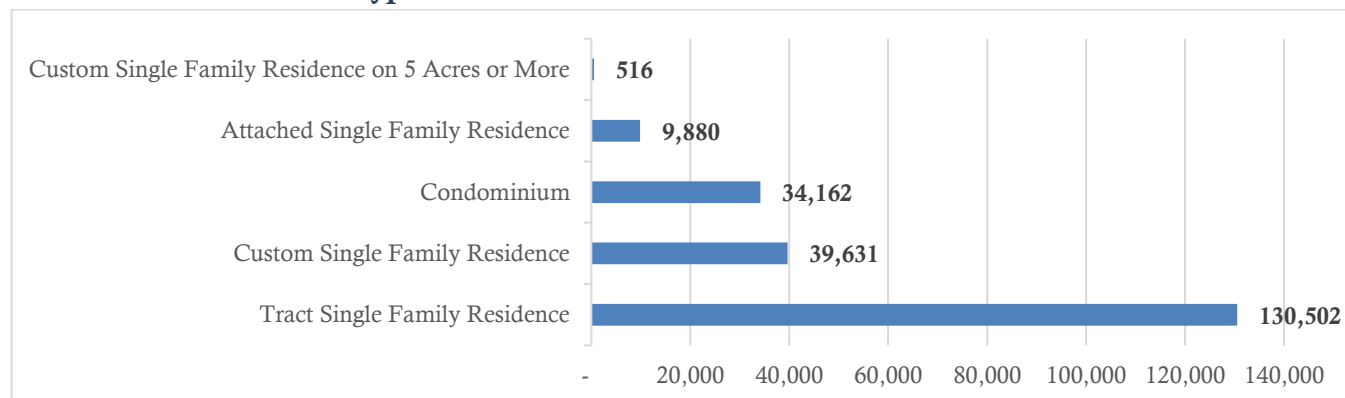
Secured Roll Full Cash Value Change by Activity Type



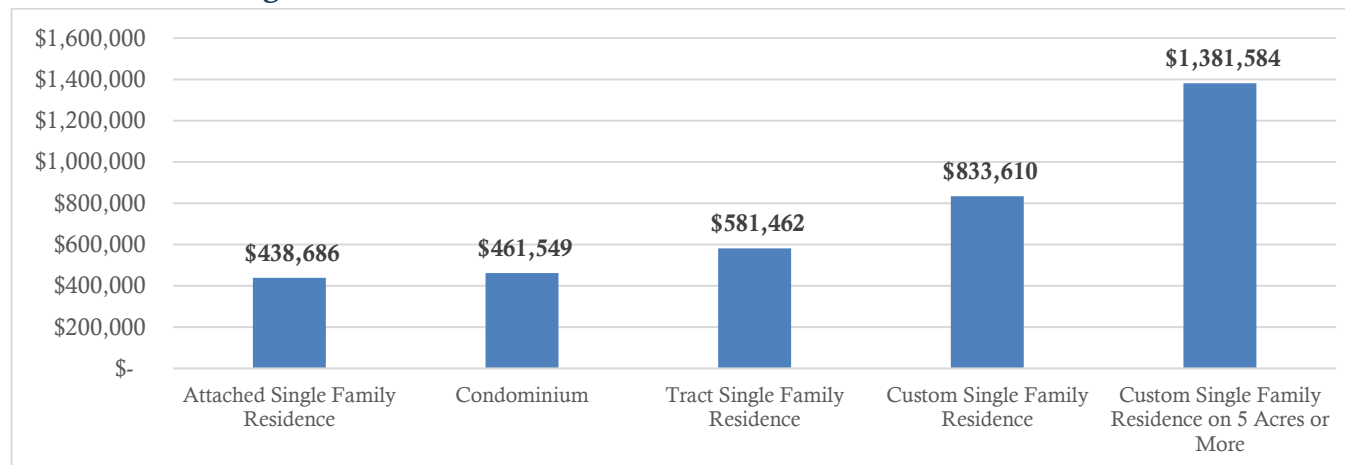
Exemptions by Category



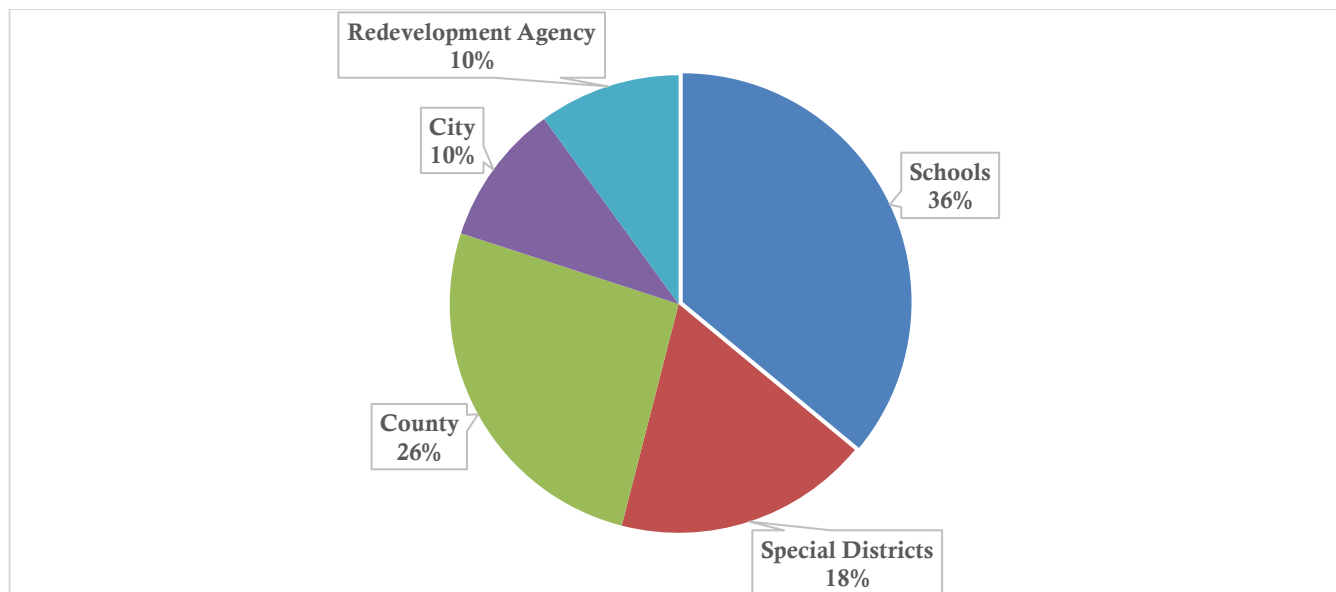
Residential Assessment Type Count



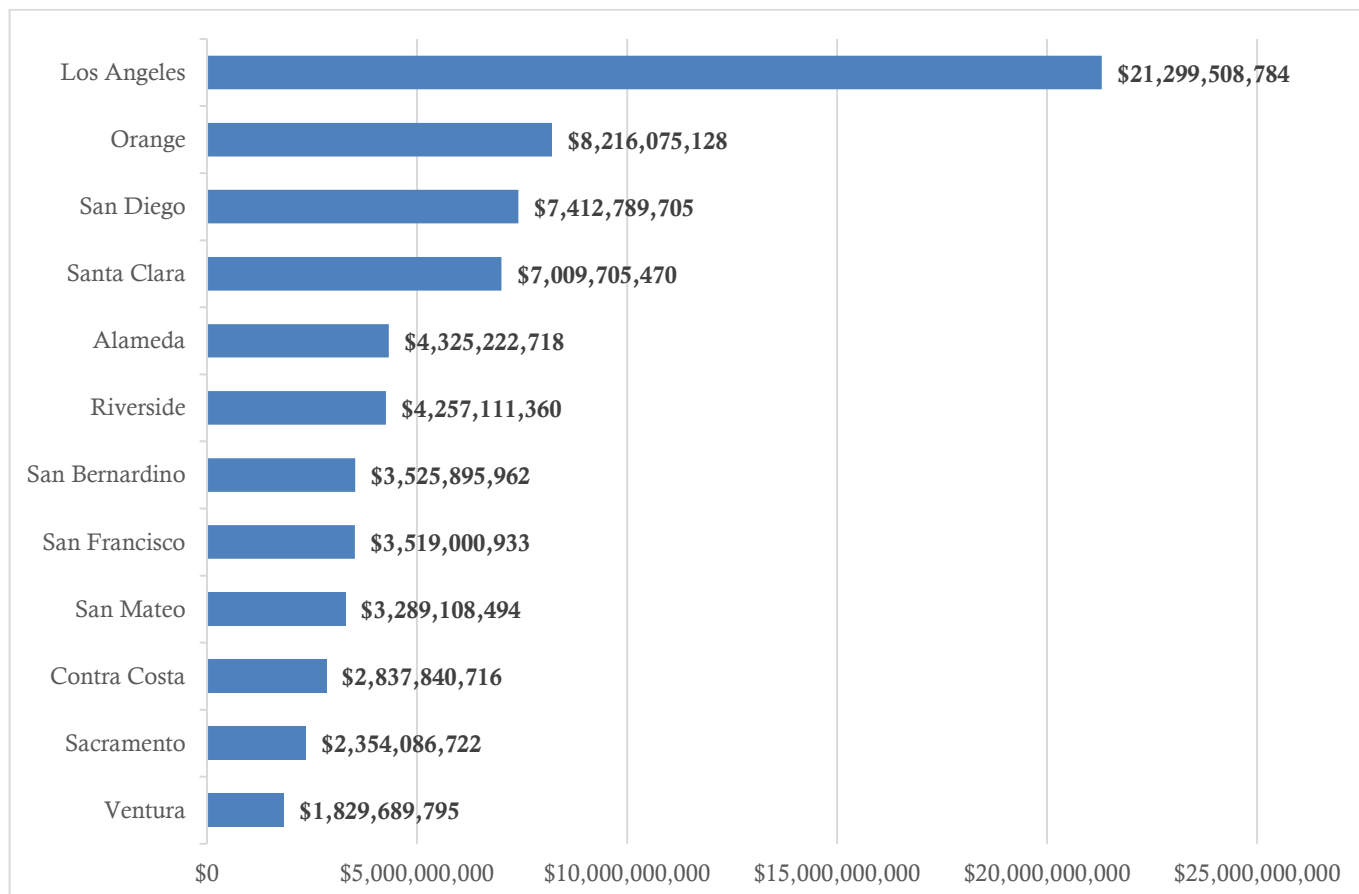
Residential Average Assessment



Distribution of Property Taxes in Ventura County*

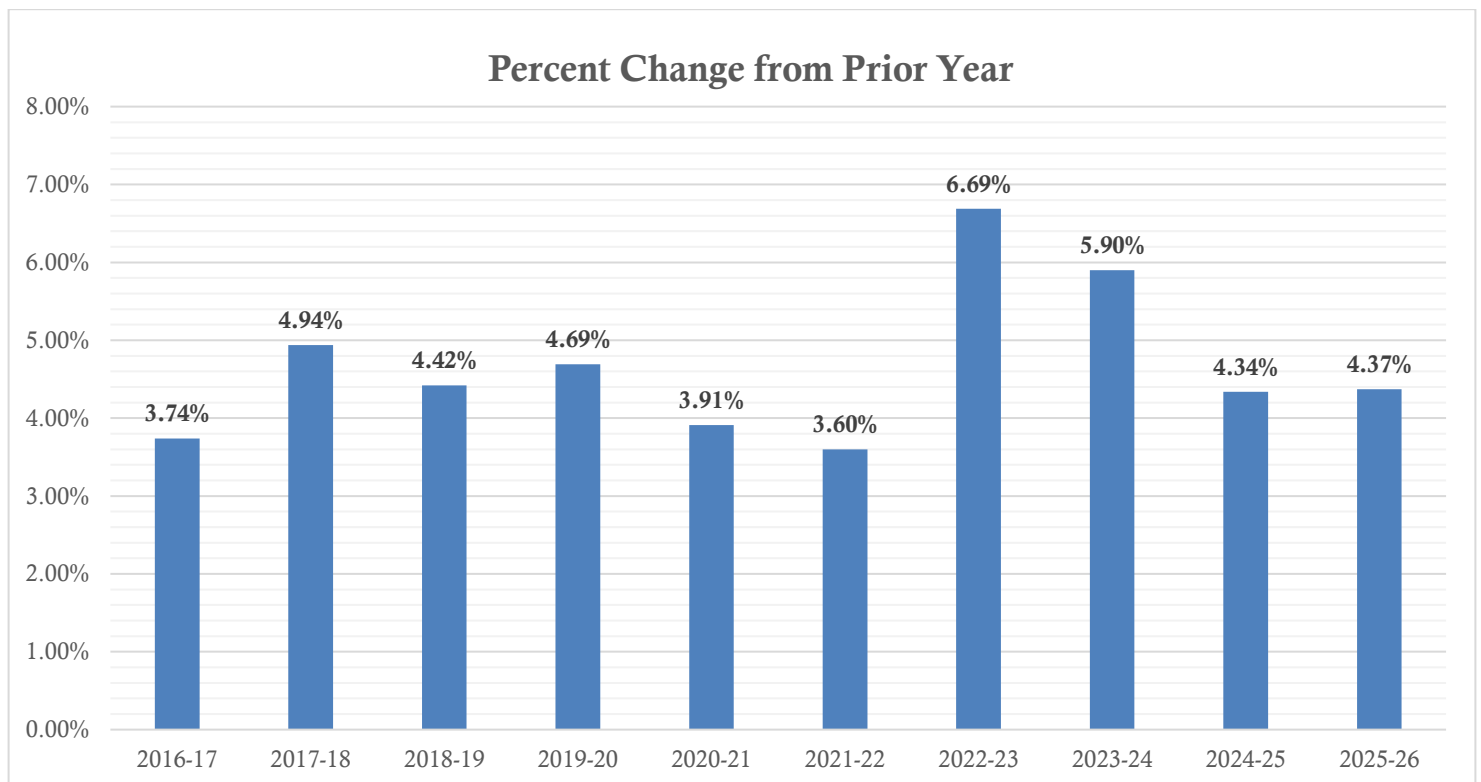
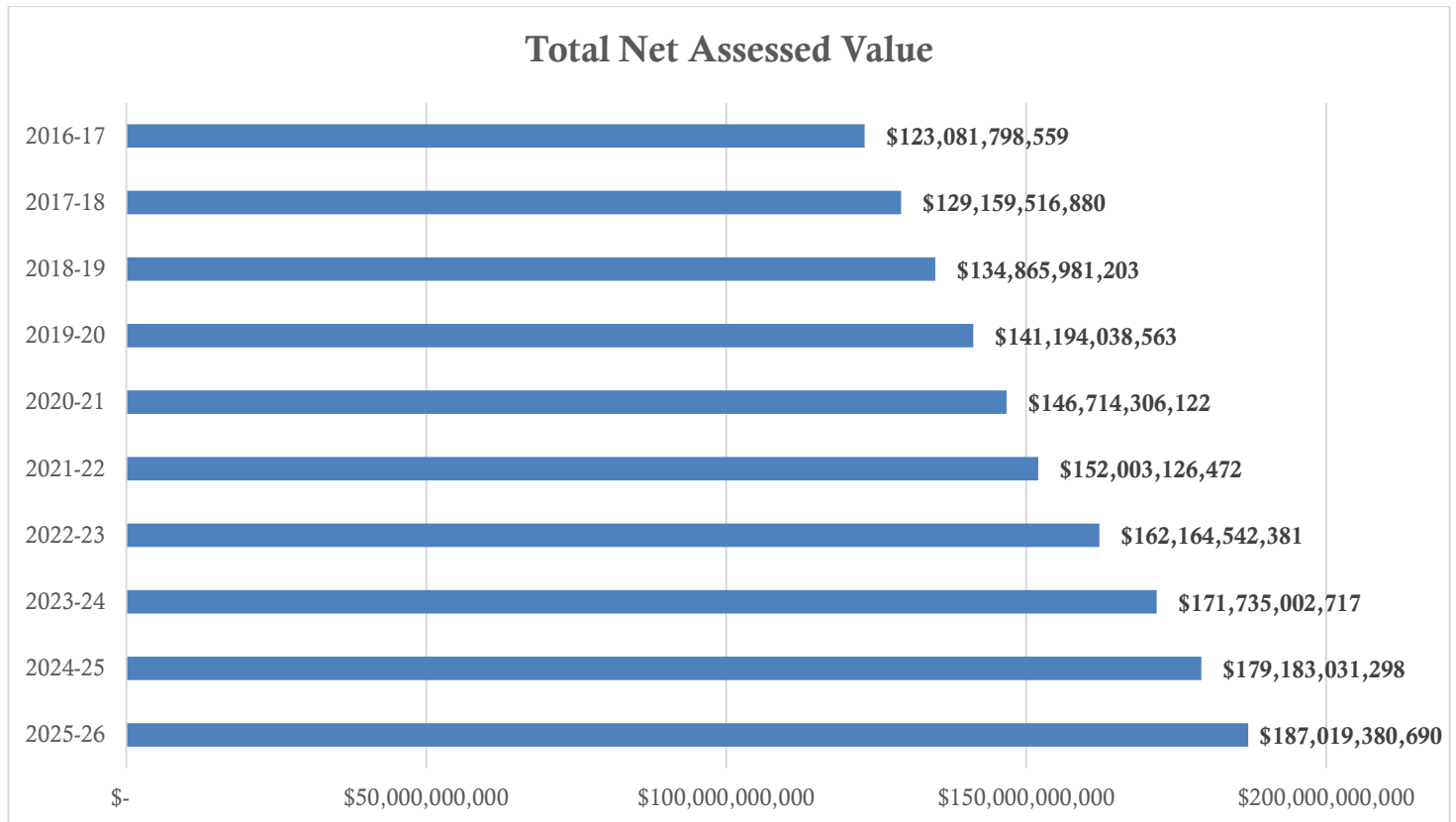


Property Taxes by Top 12 Counties*



*<https://propertytax.bythenumbers.sco.ca.gov> (2025 Reporting)

10 Year History of Local Assessment Roll



How to connect with other Property Tax Departments

Information about other property tax departments can be found as follows:

- ❖ Treasurer-Tax Collector's Office: View and/or pay property tax bills.
 - Web: venturacounty.gov/ttc/
 - Email: HelpingHand@venturacounty.gov
 - Phone: (805) 654-3744

- ❖ Clerk of the Board- Assessment Appeals: File an appeal for an assessment.
 - Web: venturacounty.gov/cob/aab
 - Email: AABclerk@venturacounty.gov
 - Phone: (805) 654-2251

- ❖ Auditor-Controller's Office: Review tax rates and apportionments.
 - Web: venturacounty.gov/auditor-controllers-office/
 - mail: Audptax@venturacounty.gov
 - Phone: (805) 654-3181

- ❖ Clerk-Recorder's Office: Record or locate real estate documents.
 - Web: clerkrecorder.venturacounty.gov
 - Email: Clerk.Recorder@venturacounty.gov
 - Phone: (805) 654-3665

How to connect with the Assessor's Office

Online Resources

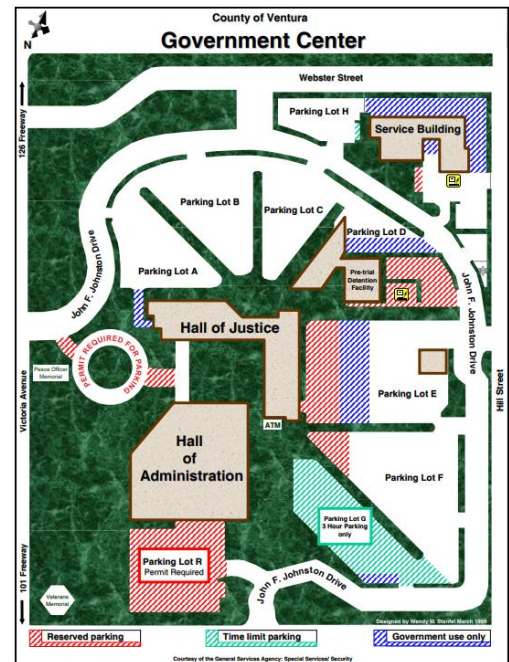
Forms, information, property data and select service options are available from the Assessor at:

assessor.venturacounty.gov

In Person

You may visit our office located at the Ventura County Government Center, Hall of Administration Building (HOA) on the Main Plaza.

Hall of Administration - Main Plaza
800 South Victoria Avenue
Ventura CA 93009-1270



Email

Assessor.Info@venturacounty.gov

Phone

(805) 654-2181