



GEORGE J. MISNER
KINGS COUNTY ASSESSOR, CLERK/RECORDER

NEWS RELEASE
JULY 19, 2004
FOR IMMEDIATE RELEASE

KINGS COUNTY 2004-2005 ASSESSMENT ROLL COMPLETED

George J. Misner, Kings County Assessor, Clerk/Recorder announced today the completion of the 2004 – 2005 Assessment Roll.

The Kings County Assessment roll rose to a record \$5,656,041,642 for the assessment year that runs from January 1, 2003 through December 31, 2003. Mr. Misner reported that the 2004 – 2005 assessment roll experienced the second largest dollar increase in over twenty years. Values across Kings County increased by a little more than 6.5% or \$361,833,415 over the previous year. Mr. Misner attributed much of the gain to a very active real estate market.

All Cities within Kings County experienced impressive gains this year. The City of Hanford posted the largest dollar increase at \$198,521,119, the City of Lemoore increased by \$102,675,470, the City of Avenal rose by \$11,534,525, and the values for the City of Corcoran were up by \$11,114,047. Areas outside city boundaries posted a modest \$37,988,254 increase over last year.

The Assessor's office has sent assessment notices to all Kings County property owners. This notice states the value that will be used by the Tax Collector's Office to determine the amount of tax a property owner must pay. Any property owner who believes that the value stated on his or her notice is greater than the current market value of the property should contact the Assessor's Office as soon as possible. Valuation issues can usually be resolved without filing a formal assessment appeal when a property owner notifies the Assessor early.

On the rare occasion when valuation issues cannot be resolved through an informal process a property owner may wish to file a formal assessment appeal. Applications may be obtained through the Clerk of the Board of Supervisors between July 2, and September 15, 2004. All applications must be filed or postmarked before 5:00 p.m. on the last filing day. Mailed applications must have a U.S. Post Office Postmark dated on or prior to the last day of filing to be considered timely filed. Postage meter postmarks are not acceptable evidence of timely filing.



The numbers presented on this summary represent gross changes to the assessment roll from the previous year. The information is not indicative of revenue to be received by this or other agencies.

CITY COUNTY RECAP
CITY OF AVENAL

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$24,169,422	\$24,665,411	\$495,989	2.052%
Improvements	\$78,166,272	\$89,079,994	\$10,913,722	13.962%
Personal Property	\$1,809,570	\$1,934,384	\$124,814	6.897%
Total Tangible	\$104,145,264	\$115,679,789	\$11,534,525	11.075%
EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$867,735	\$902,814	\$35,079	4.043%
Sub Total (Without Utility Roll)	\$103,277,529	\$114,776,975	\$11,499,446	11.135%
EXEMPTIONS - REIMBURSABLE				
Homeowners	\$5,587,138	\$5,745,534	\$158,396	2.835%
Net Total Tangible (Without Utility Roll)	\$97,690,391	\$109,031,441	\$11,341,050	11.609%



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CITY COUNTY RECAP
CITY OF CORCORAN

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$48,527,298	\$50,092,186	\$1,564,888	3.225%
Improvements	\$167,151,904	\$177,595,035	\$10,443,131	6.248%
Personal Property	\$12,336,330	\$11,442,358	(\$893,972)	-7.247%
Total Tangible	\$228,015,532	\$239,129,579	\$11,114,047	4.874%
EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$9,552,754	\$11,691,300	\$2,138,546	22.387%
Sub Total (Without Utility Roll)	\$218,462,778	\$227,438,279	\$8,975,501	4.108%
EXEMPTIONS - REIMBURSABLE				
Homeowners	\$9,404,545	\$9,498,932	\$94,387	1.004%
Net Total Tangible (Without Utility Roll)	\$209,058,233	\$217,939,347	\$8,881,114	4.248%



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CITY COUNTY RECAP CITY OF HANFORD

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$463,639,648	\$501,767,232	\$38,127,584	8.224%
Improvements	\$1,328,169,679	\$1,485,249,243	\$157,079,564	11.827%
Personal Property	\$100,692,326	\$104,006,297	\$3,313,971	3.291%
Total Tangible	\$1,892,501,653	\$2,091,022,772	\$198,521,119	10.490%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$84,118,487	\$95,152,725	\$11,034,238	13.117%
Sub Total (Without Utility Roll)	\$1,808,383,166	\$1,995,870,047	\$187,486,881	10.368%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$51,236,760	\$55,072,471	\$3,835,711	7.486%
Net Total Tangible (Without Utility Roll)	\$1,757,146,406	\$1,940,797,576	\$183,651,170	10.452%



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CITY COUNTY RECAP
CITY OF LEMOORE

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$177,710,671	\$195,191,642	\$17,480,971	9.837%
Improvements	\$834,397,818	\$912,151,844	\$77,754,026	9.319%
Personal Property	\$50,146,629	\$57,587,102	\$7,440,473	14.837%
Total Tangible	\$1,062,255,118	\$1,164,930,588	\$102,675,470	9.666%
EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$19,091,668	\$32,129,621	\$13,037,953	68.291%
Sub Total (Without Utility Roll)	\$1,043,163,450	\$1,132,800,967	\$89,637,517	8.593%
EXEMPTIONS - REIMBURSABLE				
Homeowners	\$21,715,168	\$23,470,835	\$1,755,667	8.085%
Net Total Tangible (Without Utility Roll)	\$1,021,448,282	\$1,109,330,132	\$87,881,850	8.604%



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CITY COUNTY RECAP OUTSIDE CITY BOUNDARIES

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$755,184,955	\$744,401,113	(\$10,783,842)	-1.428%
Improvements	\$1,033,196,346	\$1,087,327,947	\$54,131,601	5.239%
Personal Property	\$218,909,359	\$213,549,854	(\$5,359,505)	-2.448%
Total Tangible	\$2,007,290,660	\$2,045,278,914	\$37,988,254	1.893%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$14,462,199	\$13,470,520	(\$991,679)	-6.857%
Sub Total (Without Utility Roll)	\$1,992,828,461	\$2,031,808,394	\$38,979,933	1.956%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$27,108,848	\$27,367,140	\$258,292	0.953%
Net Total Tangible (Without Utility Roll)	\$1,965,719,613	\$2,004,441,254	\$38,721,641	1.970%



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CITY COUNTY RECAP ALL KINGS COUNTY

	2003-2004	2004-2005	CHANGE	% CHANGE
Land	\$1,469,231,994	\$1,516,117,584	\$46,885,590	3.191%
Improvements	\$3,441,082,019	\$3,751,404,063	\$310,322,044	9.018%
Personal Property	\$383,894,214	\$388,519,995	\$4,625,781	1.205%
Total Tangible	\$5,294,208,227	\$5,656,041,642	\$361,833,415	6.835%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$128,092,843	\$153,346,980	\$25,254,137	19.715%
Sub Total (Without Utility Roll)	\$5,166,115,384	\$5,502,694,662	\$336,579,278	6.515%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$114,952,459	\$121,154,912	\$6,202,453	5.396%
Net Total Tangible (Without Utility Roll)	\$5,051,162,925	\$5,381,539,750	\$330,376,825	6.541%