



KEN BAIRD
KINGS COUNTY
ASSESSOR, CLERK/RECORDER

FOR IMMEDIATE RELEASE

KINGS COUNTY 2005-2006 ASSESSMENT ROLL COMPLETED

- Ken Baird, the newly appointed Kings County Assessor, announced the completion of the 2005-2006 Assessment Roll.
- The Kings County Assessment roll rose to \$6,250,689,040 for the assessment year that runs from January 1, 2004 through December 31, 2004.
- The Assessment roll increased by 10.5% across Kings County adding \$594,647,398 over last year's assessed values. Much of that gain is due to the very active real estate market. Additionally, many properties subject to the Williamson Act experienced significant gains this year. The increase on Williamson Act properties is primarily due to a lower interest rate, which is required by the State and generally higher crop production and commodity prices, used in the calculation of restricted values.
- All Cities within Kings County experienced impressive gains this year. The City of Hanford posted the largest dollar increase with a total assessed value of \$2,230,969,301, the City of Lemoore increased to \$1,262,016,124, the City of Corcoran ended the year at \$257,043,320, and the values for the City of Avenal increased to \$128,134,553. Areas outside city boundaries posted an increase of \$327,246,828 for a total assessed value of \$2,372,525,742.
- 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, 2005. 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 ALL KINGS COUNTY

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$1,516,117,584	\$1,751,658,632	\$235,541,048	15.536%
Improvements	\$3,751,404,063	\$4,107,291,196	\$355,887,133	9.487%
Personal Property	\$388,519,995	\$391,739,212	\$3,219,217	0.829%
Total Tangible	\$5,656,041,642	\$6,250,689,040	\$594,647,398	10.513%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$153,346,980	\$170,909,379	\$17,562,399	11.453%
Sub Total (Without Utility Roll)	\$5,502,694,662	\$6,079,779,661	\$577,084,999	10.487%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$121,154,912	\$121,956,183	\$801,271	0.661%
Net Total Tangible (Without Utility Roll)	\$5,381,539,750	\$5,957,823,478	\$576,283,728	10.709%



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CITY COUNTY RECAP OUTSIDE CITY BOUNDARIES

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$744,401,113	\$924,170,684	\$179,769,571	24.150%
Improvements	\$1,087,327,947	\$1,216,236,329	\$128,908,382	11.856%
Personal Property	\$213,549,854	\$232,118,729	\$18,568,875	8.695%
Total Tangible	\$2,045,278,914	\$2,372,525,742	\$327,246,828	16.000%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$13,470,520	\$19,273,591	\$5,803,071	43.080%
Sub Total (Without Utility Roll)	\$2,031,808,394	\$2,353,252,151	\$321,443,757	15.821%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$27,367,140	\$27,563,140	\$196,000	0.716%
Net Total Tangible (Without Utility Roll)	\$2,004,441,254	\$2,325,689,011	\$321,247,757	16.027%



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CITY COUNTY RECAP CITY OF LEMOORE

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$195,191,642	\$217,948,316	\$22,756,674	11.659%
Improvements	\$912,151,844	\$985,368,064	\$73,216,220	8.027%
Personal Property	\$57,587,102	\$58,699,744	\$1,112,642	1.932%
Total Tangible	\$1,164,930,588	\$1,262,016,124	\$97,085,536	8.334%
EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$32,129,621	\$35,505,225	\$3,375,604	10.506%
Sub Total (Without Utility Roll)	\$1,132,800,967	\$1,226,510,899	\$93,709,932	8.272%
EXEMPTIONS - REIMBURSABLE				
Homeowners	\$23,470,835	\$23,631,030	\$160,195	0.683%
Net Total Tangible (Without Utility Roll)	\$1,109,330,132	\$1,202,879,869	\$93,549,737	8.433%



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CITY COUNTY RECAP CITY OF HANFORD

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$501,767,232	\$527,823,294	\$26,056,062	5.193%
Improvements	\$1,485,249,243	\$1,614,369,178	\$129,119,935	8.693%
Personal Property	\$104,006,297	\$88,776,829	(\$15,229,468)	-14.643%
Total Tangible	\$2,091,022,772	\$2,230,969,301	\$139,946,529	6.693%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$95,152,725	\$97,025,426	\$1,872,701	1.968%
Sub Total (Without Utility Roll)	\$1,995,870,047	\$2,133,943,875	\$138,073,828	6.918%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$55,072,471	\$55,560,202	\$487,731	0.886%
Net Total Tangible (Without Utility Roll)	\$1,940,797,576	\$2,078,383,673	\$137,586,097	7.089%



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CITY COUNTY RECAP CITY OF CORCORAN

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$50,092,186	\$55,417,584	\$5,325,398	10.631%
Improvements	\$177,595,035	\$192,261,572	\$14,666,537	8.258%
Personal Property	\$11,442,358	\$9,364,164	(\$2,078,194)	-18.162%
Total Tangible	\$239,129,579	\$257,043,320	\$17,913,741	7.491%
 EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$11,691,300	\$18,092,003	\$6,400,703	54.748%
Sub Total (Without Utility Roll)	\$227,438,279	\$238,951,317	\$11,513,038	5.062%
 EXEMPTIONS - REIMBURSABLE				
Homeowners	\$9,498,932	\$9,440,921	(\$58,011)	-0.611%
Net Total Tangible (Without Utility Roll)	\$217,939,347	\$229,510,396	\$11,571,049	5.309%



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CITY COUNTY RECAP CITY OF AVENAL

	2004-2005	2005-2006	CHANGE	% CHANGE
Land	\$24,665,411	\$26,298,754	\$1,633,343	6.622%
Improvements	\$89,079,994	\$99,056,053	\$9,976,059	11.199%
Personal Property	\$1,934,384	\$2,779,746	\$845,362	43.702%
Total Tangible	<u>\$115,679,789</u>	<u>\$128,134,553</u>	<u>\$12,454,764</u>	<u>10.767%</u>
EXEMPTIONS				
Nonreimbursable: Veteran				
Church-Welfare-Other	\$902,814	\$1,013,134	\$110,320	12.220%
Sub Total (Without Utility Roll)	<u>\$114,776,975</u>	<u>\$127,121,419</u>	<u>\$12,344,444</u>	<u>10.755%</u>
EXEMPTIONS - REIMBURSABLE				
Homeowners	\$5,745,534	\$5,760,890	\$15,356	0.267%
Net Total Tangible (Without Utility Roll)	<u><u>\$109,031,441</u></u>	<u><u>\$121,360,529</u></u>	<u><u>\$12,329,088</u></u>	<u><u>11.308%</u></u>