

MESSAGE TO NEW HOMEOWNERS

Kings County Tax Collector

Updated March 2014



Congratulations on the purchase of your new home!

Buying a home is a very exciting process, but it can also be a stressful experience, especially for first time homeowners. The Kings County Tax Collector's office would like to help make buying a home in Kings County a positive experience for you. We have created this informational sheet to help you avoid some of the common pitfalls that new homeowner's experience through the property tax process. It is important that you take a few minutes and review the information on this sheet.

Annual Property Taxes

Annual tax bills are mailed once a year prior to November 1st. The first installment is delinquent if it is not paid or postmarked by December 10th. The second installment is delinquent if it is not paid or postmarked by April 10th. Property tax penalties are extremely high and are mandated by the State so it is critical to pay your bills timely. If you do not receive your property tax bill by November 1st, please feel free to call our office at (559) 852-2479 in order to request your bill.

During your escrow process, most known property taxes are prorated by the title company between the buyer and the seller and are paid out to the Tax Collector. However, on some occasions, the property taxes may not have been paid on your behalf. It is important that you call (559) 852-2479 to determine whether there are outstanding tax bills on your property. State law makes it the homeowner's responsibility to pay the taxes whether or not you receive a bill.

Supplemental Property Taxes

In addition to the annual property taxes, you may be responsible for paying one or more supplemental property tax bills. These bills are based on the difference between the old assessed value and your new assessed value, which is generally your purchase price (market value in some situations). This amount is prorated based on the number of days left in the tax year from the date you purchased your home. If the property is reassessed at a lower value, you may receive a refund instead of a bill. If you purchased a property in the middle of a tax year (tax year runs July – June) you may receive more than one bill. You may also receive more than one bill if your property is a brand new home that recently completed construction. The addition of structural improvements such as new rooms, pools, or patios may also result in a supplemental bill.

Supplemental taxes are the owner's responsibility and are mailed directly to the homeowner, roughly 6-12 months after ownership is transferred. Generally, these bills are not paid by impound accounts and therefore, they are not sent to your lender. If you would like your lender to pay your supplemental bills on your behalf, you would need to contact them upon receipt. If you receive a refund from your mortgage company within the first 2 years of owning your property, it is a good idea to verify that you do not have pending supplemental taxes before spending the funds. You can verify the status of pending supplemental tax bills by calling the Assessor's office at (559) 852-2486.

Homeowner's Exemption

If you own and occupy your home as your primary residence, you are eligible for a Homeowner's Exemption that will reduce your annual tax bill by about \$70. You can contact the Assessor's office to inquire about this exemption at (559) 852-2486.



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Open Monday through Friday 8:00 a.m. – 5:00 p.m.