



# County of Fresno

**Paul Dictos, CPA**  
Assessor-Recorder

## MEDIA RELEASE

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### **Fresno County's Tax Roll Passes \$73 Billion**

**Fresno, California-** Fresno County Assessor-Recorder Paul Dictos announced today that the county assessment roll hit a major milestone, exceeding the **\$73 billion** mark. The net assessed value of the county grew by **4.78%**, an increase of **\$3.367 billion**.

All but one of the municipalities showed an increase in their assessed value- as shown on the attachment- with Sanger topping the list with a **13.43%** increase. "Emerging from the 2009-2012 bust, Fresno housing market has been named **healthiest in the nation**", said Dictos.

### **Proposition 8, restoring assessed values previously temporarily reduced**

The recovery is positive news for homeowners who are finally seeing the market value of their home, usually their single biggest asset, increase in value, recapturing equity lost during the recession. When the market value of a property declines below the previously established assessed value measured as of January 1 each year (lien date), the Assessor is required to proactively reduce the assessed value to reflect the lower market value. However, when the real estate market rebounds, the Assessor is required to "restore" the assessed values for properties previously reduced during the downturn. "Just as we reduced assessed values when market values declined, we must also restore the assessments when market conditions improve as mandated by Proposition 8, passed by California voters in November 1978," said Assessor-recorder Dictos. This companion law to Proposition 13 provides that property owners are entitled to the lower of the fair market value of their property (as of January 1, 2016), or the base year value as determined at the time of purchase or construction, and increased by two percent or the California CPI, whichever is lower. Online valuation notices for real property will be available to property owners on July 15, 2016. Notices can be searched by either assessor parcel number or property address at <http://assessor.co.fresno.ca.us>.

"The assessment roll is a barometer of yesterday's economic weather, and at present it's looking good. This is **GOOD NEWS** for our families and children" Said Assessor-Recorder Paul Dictos.

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## Fresno County Assessed Valuation for 2016-2017

	LOCALLY ASSESSED (*)		INCREASE	%
	2015-2016	2016-2017	(Decrease)	
City of Fresno	31,164,158,806	32,590,153,315	1,425,994,509	4.58%
Clovis	8,807,774,040	9,293,927,556	486,153,516	5.52%
Coalinga	478,766,581	497,496,273	18,729,692	3.91%
Firebaugh	277,526,834	295,416,219	17,889,385	6.45%
Fowler	449,064,694	466,080,725	17,016,031	3.79%
Huron	102,564,703	105,165,127	2,600,424	2.54%
Kerman	622,180,625	647,664,432	25,483,807	4.10%
Kingsburg	915,612,751	1,004,887,369	89,274,618	9.75%
Mendota	194,677,994	203,658,312	8,980,318	4.61%
Orange Cove	176,967,941	174,156,836	(2,811,105)	-1.59%
Parlier	347,724,250	360,344,727	12,620,477	3.63%
Reedley	1,026,220,146	1,054,971,109	28,750,963	2.80%
Sanger	989,000,419	1,121,817,889	132,817,470	13.43%
San Joaquin	86,695,234	85,551,180	(1,144,054)	-1.32%
Selma	977,365,895	1,024,751,909	47,386,014	4.85%
	46,616,300,913	48,926,042,978	2,309,742,065	
(A) Outside Cities-	19,900,640,412	20,876,529,159	975,888,747	
County Assessed Parcels (*)	<b>\$ 66,516,941,325</b>	<b>\$ 69,802,572,137</b>	3,285,630,812	
State Assessed Parcels	<b>\$ 3,858,247,831</b>	<b>\$ 3,938,748,820</b>	80,500,989	
<b>Grand Total</b>	<b>\$ 70,375,189,156</b>	<b>\$ 73,741,320,957</b>	3,366,131,801	<b>4.78%</b>
(A) Consists of: Open Space with TFI	5,564,499,183	6,042,500,638	478,001,455	8.59%
Farm Sec Zone w	94,779,939	100,196,763	5,416,824	5.72%
Oil/Gas/Minerals	776,245,829	516,013,661	(260,232,168)	-33.52%
Agricultural	3,207,002,449	3,229,322,353	22,319,904	0.70%
Other	10,258,113,012	10,988,495,744	730,382,732	7.12%
<b>Total</b>	<b>\$ 19,900,640,412</b>	<b>\$ 20,876,529,159</b>		

Prepared by Paul Dictos, CPA  
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