

FIRE SUPPRESSION ASSESSMENT ORDINANCE

**AN ORDINANCE OF THE WEST
STANISLAUS COUNTY FIRE PROTECTION
DISTRICT ESTABLISHING AN
ASSESSMENT TO FINANCE FIRE
SUPPRESSION SERVICES**

**THE BOARD OF DIRECTORS OF THE WEST STANISLAUS COUNTY FIRE
PROTECTION DISTRICT DO ORDAIN AS FOLLOWS:**

Section 1. AUTHORIZATION: This Ordinance and the assessment authorized herein is adopted pursuant to Article 3 of the Government Code commencing with Sections 50078 et.seq.

Section 2. PURPOSE OF THE ASSESSMENT: The express purpose for which this assessment is levied is to establish a stable source of supplementary funds to obtain, furnish, operate and maintain fire suppression equipment.

Section 3. CURRENT FUNDING: Fire suppression services in the West Stanislaus County Fire Protection District are being funded by local property tax revenues, cost-recovery revenues, and other minimal sources of revenues from fees and inter-governmental transfers.

Section 4. DETERMINATION OF NECESSITY: After consideration of the fire protection and emergency service needs within the District, the Board of Directors of the West Stanislaus County Fire Protection District finds the level of fire suppression services which can be provided by existing revenue sources is inadequate to meet current needs.

Section 5. LIMITATION UPON EXPENDING ASSESSMENT PROCEEDS: Any funds collected from the assessment authorized by this Ordinance shall be expended only for fire suppression services within the West Stanislaus County Fire Protection District. Pursuant to section 50078 of the Government Code, the assessment may be made for the purpose of obtaining, furnishing, operating and maintaining fire suppression equipment or apparatus. Any unexpended funds raised by the assessment remaining at the end of the fiscal year shall be carried over for the same purpose in the next fiscal year.

Section 6. DEFINITIONS: For the purpose of this Ordinance, the following terms are defined as follows:

(a) "Board" shall mean the Board of Directors of the West Stanislaus County Fire Protection District, as specified in Government Code, Section 50078.

(b) "Assessment" shall mean the assessment authorized by and imposed pursuant to this Ordinance.

(c) "Parcel" or "Parcel of Real Property" means a separate parcel of real property having a separate Assessor's parcel number as shown on the local secured tax rolls of the County of Stanislaus, or an assessment made by the State Board of Equalization.

(d) "Residential Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus County Assessor is zoned for residential use.

(e) "Commercial Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus County Assessor is classified for a business providing sales and/or services including any retail and/or wholesale operations.

(f) "Industrial Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus County Assessor is classified for the manufacturing of goods, the processing of raw materials and/or the warehousing by the manufacturer of finished goods and raw materials.

(g) "Agricultural Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus Assessor is classified for the commercial production of agricultural, timber, or livestock products. There is a rebuttable presumption that parcels of less than 10 acres in size used for orchard and vineyard or irrigated cropland purposes, or less than 40 acres in size used for dry farming or range purposes, are not used for commercial purposes.

(h) "Institutional Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus County Assessor is classified for charitable, education, or religious uses by institutions such as churches, hospitals, cemeteries, schools and fraternal organizations.

(i) "Miscellaneous Parcel" shall mean a parcel of real property, which, according to the records of the Stanislaus Assessor has not been classified as residential, commercial, industrial, agricultural, or institutional.

Section 7. LEVY: A Fire Suppression Assessment to raise revenue to fund fire suppression services is hereby levied upon real property within the West Stanislaus County Fire Protection District, except those areas designated as national forest lands or State-Responsibility-Area. Where allowed by law, the assessment shall include privately owned structures on leased federal or state lands.

Section 8. ASSESSMENT RATE: Unit cost shall be per unit increment or fractions thereof. Where properties have multiple uses, reflecting additional fire risks, appropriate multiple rates shall be combined to a total number of Units-of-Benefit. Application of the rates to individual land-use codes is as stated in the attached TABLE OF FEES.

MAXIMUM ASSESSMENT

All assessments are limited to the amount stated (multiplied by appropriate number of units), adjusted yearly for increases in the Consumer price Index of the U.S. Department of Labor, Bureau of Labor Statistics, as stated below.

ADJUSTMENT FOR INCREASE IN CONSUMER PRICE INDEX

As of June 30 of each year that this Ordinance remains in effect, the amount of assessment specified above shall be adjusted for the ensuing fiscal year based on the Consumer Price Index for All Urban Consumers - U.S. City Average (1982-84=100) published by the United States Department of Labor, Bureau of Labor Statistics. The level of said Consumer Price Index on July 1, 1996 shall be the base index. The value of each Unit-of-Benefit shall be adjusted for each fiscal year, commencing with the 1997-1998 fiscal year, by one hundred percent (100%) of the increase, if any, from the base index, as shown for said Consumer Price Index for the month of July preceding such fiscal year. It shall be computed by multiplying the base Unit-of-Benefit (\$3.11) by a fraction, the numerator of which shall be said Consumer Price Index for the month of July preceding the next fiscal year for which the adjustment is being computed, and the denominator of which shall be the base index.

CREDIT FOR CURRENT OR ANTICIPATED FINANCIAL CONDITIONS

Each year this Ordinance remains in effect, prior to forwarding to the County of Stanislaus the Fire Suppression Assessment Roll for the next fiscal year, the Board of Directors may find that the current or anticipated financial conditions of the Fire District warrants a credit on the amount of the next fiscal years assessment. If a credit is to be applied to the next fiscal years assessment, the credit shall be applied after the current rate is adjusted according to the preceding increase for consumer price index. The ongoing calculation of the maximum amount of the assessment, as defined herein, shall not be subject to the aforementioned credit.

For the purpose of assessment pursuant to this Ordinance, the Use Code category for each parcel, as of June 30 of each year, shall be used to determine the amount of assessment for the next fiscal year. The current Use Code category shall be determined by Stanislaus County Assessor records, official notifications from the County of Stanislaus or the State of California, inspection by the district, or combinations thereof.

A Fire Suppression Assessment computer data base may be established and maintained by the district. If established, the computer data base shall initially contain the parcel information as reported for the last equalized roll of the Stanislaus County Assessor. Notifications by municipal, county and state agencies and inspections by the district may be used to update parcel information for determination of the amount of assessment pursuant to this Ordinance.

Section 9. COLLECTION: The West Stanislaus County Fire Protection District shall collect the assessment adopted herein, beginning with the 1996-1997 fiscal year in the same manner and subject to the same penalty as other charges and taxes fixed and collected by or on behalf of the County. The district Board of Directors may elect to collect the herein described Fire Suppression Assessment by a direct assessment, or may elect to include the assessment on the secured roll for the County of Stanislaus, for county collection on behalf of the district.

Section 10. CORRECTIONS, CANCELLATIONS AND REFUNDS: On the order of the Board of Directors of the West Stanislaus County Fire Protection District, the assessment may be corrected on any particular parcel of real property. In the event the district has elected to include the assessment on the secured rolls for the County of Stanislaus, for county collection on behalf of the district, a copy of the Board of Directors minutes reflecting said change shall be delivered to the Stanislaus County Assessor and to the County Tax Collector.

Section 11. PROTESTS: On July 15, 1996, the Board of Directors of the West Stanislaus County Fire Protection District conducted a public hearing upon the establishment of the Assessment levied by this Ordinance. The written protests filed with the Board Clerk prior to the public hearing on the matter by those who will be obligated to pay the Assessment represent less than ten percent (10%) of the total amount of expected revenue from the assessment.

Section 12. ELECTION: No election is required to approve the levying of the Assessment for fire suppression services pursuant to this Ordinance.

Section 13. ADOPTION: This Ordinance shall take effect thirty (30) days from the date of passage and prior to the expiration of fifteen (15) days from the passage hereof, a summary thereof shall be published once in the newspapers of general circulation, printed and published in the region of the District, State of California, together with the names of the members of the Board of Directors voting for and against the same.

**THE FOREGOING ORDINANCE WAS PASSED AND ADOPTED BY
THE BOARD OF DIRECTORS OF THE WEST STANISLAUS COUNTY
FIRE PROTECTION DISTRICT ON THIS 15 DAY OF JULY, 1996, AT A
MEETING OF SAID BOARD, DULY CALLED, NOTICED AND HELD
ON SAID DAY, BY THE FOLLOWING VOTE:**

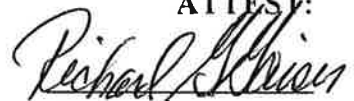
AYES: Steve Pedrazzi, Edward Lara, Nolan Petz, Manuel DeOliveira, Jr., Robert Kimball
NOES: NONE
ABSENT: NONE

BY:



Chairman of the Board
Steve Pedrazzi

ATTEST:



Clerk of the Board
Richard G. Gaiser

TABLE OF FEES

CODE	DESCRIPTION	RATING	FACTOR	VALUE
0	USE TYPE NOT YET ASSIGNED	R3	5	\$15.55
1	USE TYPE NOT YET ASSIGNED - VACANT W/DWELLING	R3	20	\$62.20
10	VACANT - R-1 (NO HIGHER USE POTENTIAL)	R3	5	\$15.55
11	VACANT - R-1 (NO HIGHER USE POTENTIAL) W/DWELLING	R3	20	\$62.20
60	VACANT - CONDO & GENTRY PLANS	R3	5	\$15.55
70	VACANT - POTENTIAL SUBDIVISION	R3	5	\$15.55
71	VACANT - POTENTIAL SUBDIVISION W/DWELLING	R3	20	\$62.20
73	VACANT - POT. SUBDIVIS. W/DWELLING/COMMER.. AGRICU	R3	20	\$62.20
75	VACANT - POT. SUBDIVIS. W/COMMERCIAL AGRICULTURE	R3	5	\$15.55
76	VACANT - POTENTIAL SUBDIVISION	R3	5	\$15.55
77	VACANT - POT. SUBDIVIS. W/COMMERCIAL AGRICULTURE	R3	5	\$15.55
80	VACANT - HIGHER USE POTENTIAL	R3	5	\$15.55
81	VACANT - HIGHER USE POTENTIAL W/DWELLING	R3	20	\$62.20
90	VACANT - MISCELLANEOUS/VARIOUS	R3	5	\$15.55
101	RESIDENTIAL - SINGLE FAMILY DWELLING	R1	20	\$62.20
102	RESIDENTIAL - DWELLING W/COMMERCIAL. AGRICULTURE	R1	20	\$62.20
111	RESIDENTIAL - SINGLE FAMILY DWELLING	R1	20	\$62.20
121	RESIDENTIAL - DWELLING W/MULTIPLE UNITS,PER UNIT	R2	15	\$46.65
122	RESIDENTIAL - DWELLING W/MULTIPLE UNITS,PER UNIT	R2	15	\$46.65
124	RESIDENTIAL - DWELLING W/MULTIPLE UNITS,PER UNIT	R2	15	\$46.65
141	RESIDENTIAL - MOBILEHOME SITE/DEVELOPED	R1	20	\$62.20
161	RESIDENTIAL - ZERO LOT LINE/GENTRY PLAN	R1	20	\$62.20
171	RESIDENTIAL - UNDER/OVERIMPROVED	R1	5	\$15.55
181	RESIDENTIAL - DWELLING W/HIGHER USE POTENTIAL	R1	20	\$62.20
191	RESIDENTIAL - DWELLING/MISCELLANEOUS & VARIOUS	R1	15	\$46.65
201	RESIDENTIAL - DUPLEX/TRIPLEX, PER UNIT	R2	15	\$46.65
221	RESIDENTIAL - 4-9 INCOME UNITS, PER UNIT	R2	15	\$46.65
231	RESIDENTIAL - 10-29 INCOME UNITS, PER UNIT	R2	15	\$46.65
261	RESIDENTIAL - 2 OR MORE UNITS, PER UNIT	R2	20	\$62.20
270	POTENTIAL SUBDIVISION PROPERTY	R3	5	\$15.55

CODE	DESCRIPTION	RATING	FACTOR	VALUE
271	POTENTIAL SUBDIVISION - W/DWELLING	R1	20	\$62.20
272	POT. SUBDIVISION - W/DWELLING/COMMER. AGRICULTURE	R1	20	\$62.20
273	POT. SUBDIVISION - W/DWELLING/COMMER. AGRICULTURE	R1	20	\$62.20
274	POTENTIAL SUBDIVISION - W/DWELLING	R1	20	\$62.20
275	POTENTIAL SUBDIVISION - W/COMMERCIAL AGRICULTURE	R3	5	\$15.55
276	POTENTIAL SUBDIVISION	R3	5	\$15.55
280	HIGHER USE POTENTIAL PROPERTY	R3	5	\$15.55
290	MISCELLANEOUS IMPROVEMENTS - VARIOUS	R3	5	\$15.55
291	MISCELLANEOUS IMPROVEMENTS - W/DWELLING	R1	20	\$62.20
301	VACANT - C-1 ZONING W/DWELLING	C3	20	\$62.20
302	VACANT - C-1 ZONING W/DWELLING/COMMER AGRICULTURE	C3	20	\$62.20
303	VACANT - C-1 ZONING W/DWELLING/COMMER. AGRICULTURE	C3	20	\$62.20
304	VACANT - C-1 ZONING W/DWELLING	C3	20	\$62.20
305	VACANT - C-1 ZONING W/COMMERCIAL AGRICULTURE	C3	5	\$15.55
306	VACANT - C-1 ZONING / WILLIAMSON ACT	C3	5	\$15.55
307	VACANT - C-1 ZONING W/COMMERCIAL AGRICULTURE	C3	5	\$15.55
308	VACANT - C-1 ZONING / UNASSIGNED	C3	5	\$15.55
310	VACANT - C-2 ZONING	C3	5	\$15.55
314	VACANT - C-2 ZONING W/DWELLING	C3	20	\$62.20
315	VACANT - C-2 ZONING / COMMERCIAL AGRICULTURE	C3	5	\$15.55
316	VACANT - C-2 ZONING / WILLIAMSON ACT	C3	5	\$15.55
317	VACANT - C-2 ZONING / COMMERCIAL AGRICULTURE	C3	5	\$15.55
320	VACANT - PD COMMERCIAL	C3	5	\$15.55
322	VACANT - PD COMMERCIAL W/DWELLING/COMMER. AGRICULT	C3	20	\$62.20
323	VACANT - PD COMMERCIAL W/DWELLING/COMMER. AGRICULT	C3	20	\$62.20
324	VACANT - PD COMMERCIAL W/DWELLING	C3	20	\$62.20
326	VACANT - PD COMMERCIAL / WILLIAMSON ACT	C3	5	\$15.55
327	VACANT - PD COMMERCIAL W/COMMERCIAL AGRICULTURE	C3	5	\$15.55
330	VACANT - H-1 ZONING	C3	5	\$15.55
334	VACANT - H-1 ZONING W/DWELLING	C3	20	\$62.20

CODE	DESCRIPTION	RATING	FACTOR	VALUE
335	VACANT - H-1 ZONING W/COMMERCIAL AGRICULTURE	C3	5	\$15.55
337	VACANT - H-1 ZONING W/COMMERCIAL AGRICULTURE	C3	5	\$15.55
338	VACANT - H-1 ZONING / UNASSIGNED	C3	5	\$15.55
339	VACANT - H-1 ZONING / UNASSIGNED	C3	5	\$15.55
340	VACANT - M-1,M-2,C-M ZONING	C3	5	\$15.55
342	VACANT - M-1,M-2,C-M ZONING W/DWELLING/COMMER AGRICU	C3	20	\$62.20
346	VACANT - M-1,M-2,C-M ZONING	C3	5	\$15.55
380	VACANT - HIGHER USE / ZONING POTENTIAL	C3	5	\$15.55
400	COMMERCIAL STORES & SHOPS	C1	30	\$93.30
401	COMMERCIAL STORES & SHOPS W/DWELLING	C1	50	\$155.50
420	MINI-MARTS	C1	30	\$93.30
431	GROCERY STORES W/DWELLING	C1	50	\$155.50
440	AUTO SALES / AUTO SERVICE CENTERS	C1	40	\$124.40
460	RECREATIONAL PROPERTIES	C1	30	\$93.30
461	RECREATIONAL PROPERTIES W/DWELLING	C1	50	\$155.50
470	GAS STATIONS / AUTO REPAIR	C2	40	\$124.40
471	GAS STATIONS / AUTO REPAIR W/DWELLING	C2	60	\$186.60
481	TRAILER PARKS - MOBILEHOMES, PER UNIT	R2	15	\$46.65
491	TRANSITIONAL COMMERCIAL - W/DWELLING	C1	30	\$93.30
493	TRANSITIONAL COMMERCIAL - W/DWELLING/COMMER. AGRICU	C1	30	\$93.30
496	TRANSITIONAL COMMERCIAL - WILLIAMSON ACT	C1	30	\$93.30
500	RESTAURANTS & BARS	C1	30	\$93.30
501	RESTAURANTS & BARS - W/DWELLING	C1	50	\$155.50
510	FAST FOOD OUTLETS	C1	30	\$93.30
520	OFFICE BUILDINGS	C1	30	\$93.30
530	HOTELS & MOTELS, PER ROOM	C1	10	\$31.10
531	HOTELS & MOTELS - W/DWELLING, PER ROOM	C1	10	\$31.10
540	BANKS & SAVINGS LOANS	C1	30	\$93.30
561	MEDICAL / DENTAL OFFICES - W/DWELLING	C1	50	\$155.50
571	HOSPITAL & CONVALESCANT - W/DWELLING	C1	30	\$93.30
580	CHURCHES & FRATERNAL	C1	30	\$93.30

CODE	DESCRIPTION	RATING	FACTOR	VALUE
581	CHURCHES & FRATERNAL - W/DWELLING	C1	30	\$93.30
586	CHURCHES & FRATERNAL - WILLIAMSON ACT	C1	30	\$93.30
590	MISCELLANEOUS / MIXED COMMERCIAL	C2	30	\$93.30
591	MISCELLANEOUS / MIXED COMMERCIAL - W/DWELLING	C1	50	\$155.50
600	FARM & HEAVY EQUIPMENT DEALERS / SERVICE	I1	40	\$124.40
601	FARM & HEAVY EQUIPMENT DEALERS / SERVICE W/DWELLING	I1	60	\$186.60
610	MULTI-USE WAREHOUSES	I1	50	\$155.50
630	WAREHOUSES	I1	50	\$155.50
640	LIGHT INDUSTRIAL - MANUFACTURING	I1	50	\$155.50
641	LIGHT INDUSTRIAL - W/DWELLING	I1	70	\$217.70
660	HEAVY INDUSTRIAL - MANUFACTURING	I2	60	\$186.60
665	HEAVY INDUSTRIAL - W/COMMERCIAL AGRICULTURE	I2	60	\$186.60
666	HEAVY INDUSTRIAL - MANUFACTURING	I2	60	\$186.60
670	FOOD PROCESSING - WET & DRY	I1	50	\$155.50
671	FOOD PROCESSING - WET & DRY W/DWELLING	I1	70	\$217.70
690	MISCELLANEOUS - MIXED INDUSTRIAL	I1	50	\$155.50
691	MISCELLANEOUS - MIXED INDUSTRIAL W/DWELLING	I1	70	\$217.70
700	RESIDENTIAL SITE - UNDEVELOPED	R3	5	\$15.55
701	RESIDENTIAL SITE - UNDEVELOPED W/DWELLING	R1	20	\$62.20
702	RESIDENTIAL SITE - UNDEV. W/DWELLING/COMMER. AGRICULT	R1	20	\$62.20
704	RESIDENTIAL SITE - UNDEVELOPED W/DWELLING	R1	20	\$62.20
705	RESIDENTIAL SITE - UNDEVELOPED W/COMMERCIAL AGRICULT	R3	5	\$15.55
706	RESIDENTIAL SITE - UNDEVELOPED	R3	5	\$15.55
707	RESIDENTIAL SITE - UNDEVELOPED W/COMMERCIAL AGRICULT	R3	5	\$15.55
710	RESIDENTIAL SITE - DEVELOPED	R3	5	\$15.55
711	RESIDENTIAL SITE - DEVELOPED W/DWELLING	R1	20	\$62.20
712	RESIDENTIAL SITE - DEV. W/DWELLING/COMMER. AGRICULTUR	R1	20	\$62.20
713	RESIDENTIAL SITE - DEV. W/DWELLING/COMMER. AGRICULTUR	R1	20	\$62.20
714	RESIDENTIAL SITE - DEVELOPED W/DWELLING	R1	20	\$62.20

CODE	DESCRIPTION	RATING	FACTOR	VALUE
715	RESIDENTIAL SITE - DEVELOPED W/COMMERCIAL AGRICULTUR	R3	5	\$15.55
717	RESIDENTIAL SITE - DEVELOPED W/COMMERCIAL AGRICULTUR	R3	5	\$15.55
720	IRRIGATED	R3	5	\$15.55
720I	IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
721	IRRIGATED - W/DWELLING	A1	20	\$62.20
722	IRRIGATED - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
723	IRRIGATED - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
724	IRRIGATED - W/DWELLING	A1	20	\$62.20
725	IRRIGATED - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
725I	IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
726	IRRIGATED	A3	5	\$15.55
726I	IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
727	IRRIGATED - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
727I	IRRIGATED - W/COMMERCIAL AGRICULTURE	A2	20	\$62.20
730	DRY	A3	5	\$15.55
730I	DRY - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
731	DRY - W/DWELLING	A1	20	\$62.20
734	DRY - W/DWELLING	A1	20	\$62.20
736	DRY	A3	5	\$15.55
736I	DRY - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
740	DRY/IRRIGATED	A3	5	\$15.55
740I	DRY/IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
743	DRY/IRRIGATED - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
744	DRY/IRRIGATED - W/DWELLING	A1	20	\$62.20
746	DRY/IRRIGATED	A3	5	\$15.55
746I	DRY/IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
747	DRY/IRRIGATED - COMMERCIAL AGRICULTURE	A3	5	\$15.55
747I	DRY/IRRIGATED - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
761	VINEYARD - W/DWELLING	A1	20	\$62.20
762	VINEYARD - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20

CODE	DESCRIPTION	RATING	FACTOR	VALUE
763	VINEYARD - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
765	VINEYARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
765I	VINEYARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
767	VINEYARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
767I	VINEYARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
770	CHICKEN RANCH	A3	5	\$15.55
770I	CHICKEN RANCH - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
771	CHICKEN RANCH - W/DWELLING	A1	20	\$62.20
772	CHICKEN RANCH - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
773	CHICKEN RANCH - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
774	CHICKEN RANCH - W/DWELLING	A1	20	\$62.20
781	TURKEY RANCH - W/DWELLING	A1	20	\$62.20
800	WALNUT ORCHARD	A3	5	\$15.55
800I	WALNUT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
802	WALNUT ORCHARD - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
803	WALNUT ORCHARD - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
805	WALNUT ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
805I	WALNUT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
806	WALNUT ORCHARD	A3	5	\$15.55
806I	WALNUT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
807	WALNUT ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
807I	WALNUT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
810	ALMOND ORCHARD	A3	5	\$15.55
810I	ALMOND ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
812	ALMOND ORCHARD - W/DWELLING/COMMERCIAL AGRICULT	A1	20	\$62.20
813	ALMOND ORCHARD - W/DWELLING/COMMERCIAL AGRICULT	A1	20	\$62.20
814	ALMOND ORCHARD - W/DWELLING	A1	20	\$62.20
815	ALMOND ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
815I	ALMOND ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
817	ALMOND ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55

CODE	DESCRIPTION	RATING	FACTOR	VALUE
817I	ALMOND ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
822	PEACH ORCHARD - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
823	PEACH ORCHARD - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
825	PEACH ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
825I	PEACH ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
827	PEACH ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
827I	PEACH ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
830	APRICOT ORCHARD	A3	5	\$15.55
830I	APRICOT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
831	APRICOT ORCHARD - W/DWELLING	A1	20	\$62.20
832	APRICOT ORCHARD - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
833	APRICOT ORCHARD - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
835	APRICOT ORCHARD - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
835I	APRICOT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
837	APRICOT ORCHARD - W /COMMERCIAL AGRICULTURE	A3	5	\$15.55
837I	APRICOT ORCHARD - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
842	VINES & ORCHARDS - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
843	VINES & ORCHARDS - W/DWELLING/COMMERCIAL AGRICULTUR	A1	20	\$62.20
844	MISCELLANEOUS VINES & ORCHARDS - W/DWELLING	A1	20	\$62.20
845	MISC. VINES & ORCHARDS - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
845I	MISC. VINES & ORCHARDS - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
847	MISC. VINES & ORCHARDS - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
847I	MISC. VINES & ORCHARDS - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
862	MIXED IMPROVEMENT - W/DWELLING/COMMERCIAL AGRICULT	A1	20	\$62.20
863	MIXED IMPROVEMENT - W/DWELLING/COMMERCIAL AGRICULT	A1	20	\$62.20
865	MIXED GROWING IMPROVEMENT - W/COMMER. AGRICULTURE	A3	5	\$15.55
865I	MIXED GROWING IMPROVEMENT - AGRICULTURE W/IMPROV.	A2	20	\$62.20

CODE	DESCRIPTION	RATING	FACTOR	VALUE
867	MIXED GROWING IMPROVEMENT - W/COMMER. AGRICULTURE	A3	5	\$15.55
867I	MIXED GROWING IMPROVEMENT - AGRICULTURE W/IMPROV.	A2	20	\$62.20
871	DAIRY - W/DWELLING	A1	20	\$62.20
872	DAIRY - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
873	DAIRY - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
874	DAIRY - W/DWELLING	A1	20	\$62.20
876	DAIRY	A3	5	\$15.55
876I	DAIRY - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
880	HIGHER POTENTIAL USE (RURAL)	A3	5	\$15.55
881	HIGHER POTENTIAL USE (RURAL) - W/DWELLING	A1	20	\$62.20
882	HIGHER POT. USE - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
883	HIGHER POT. USE - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
885	HIGHER POT. USE - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
887	HIGHER POT. USE - W/COMMERCIAL AGRICULTURE	A3	5	\$15.55
890	MISCELLANEOUS RURAL	A3	5	\$15.55
891	MISCELLANEOUS RURAL - W/DWELLING	A1	20	\$62.20
892	MISC. RURAL - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
893	MISC. RURAL - W/DWELLING/COMMERCIAL AGRICULTURE	A1	20	\$62.20
894	MISCELLANEOUS RURAL - W/DWELLING	A1	20	\$62.20
895	MISCELLANEOUS RURAL - W/DWELLING/COMMER. AGRICULTU	A3	5	\$15.55
895I	MISCELLANEOUS RURAL - AGRICULTURE W/IMPROVEMENT	A2	20	\$62.20
896	MISCELLANEOUS RURAL	A3	5	\$15.55
900	NON-ASSESSABLE - ALL CITIES	C3	0	\$0.00
910	NON-ASSESSABLE - STANISLAUS COUNTY	C3	0	\$0.00
920	NON-ASSESSABLE - STATE OF CALIFORNIA	C3	0	\$0.00
930	NON-ASSESSABLE - UNITED STATES	C3	0	\$0.00
940	NON-ASSESSABLE - IRRIGATION DISTRICTS	C3	0	\$0.00
941	NON-ASSESSABLE - IRRIGATION DISTRICTS W/DWELLING	C3	0	\$0.00
950	NON-ASSESSABLE - PUBLIC SCHOOLS	C3	0	\$0.00
960	NON-ASSESSABLE - HOUSING AUTHORITIES	C3	0	\$0.00

CODE	DESCRIPTION	RATING	FACTOR	VALUE
970	NON-ASSESSABLE - RAILROAD PROPERTIES	C3	0	\$0.00
980	NON-ASSESSABLE - UTILITIES	C3	0	0
990	NON-ASSESSABLE - FILE 13/CEMETERIES/FIRE/OTHER	C3	0	\$0.00