

Property Assessment Due Dates

January 1 - Lien date for the next assessment roll year (July 1-June 30). This is the time when taxes for the next fiscal year become a lien on the property.

February 15 - Deadline to file all exemption claims.

April 1 - Due date for filing statements for business personal property, boats and aircraft.

April 10 - Last day to pay second installment on secured property without penalty. This tax payment is based on property values determined for the January 1 lien date fifteen (15) months earlier.

May 7 - Last day to file business personal property, boat and aircraft statements without incurring a 10% penalty.

July 1 - Close of assessment roll and start of the new assessment roll year. The assessment roll is the official list of all assessable property within each county.

July 2 - First day to file assessment appeal application with the Clerk of the Board of Supervisors.

Mid-July - Annual mailing of assessment notices to all property owners having more than a 2% adjustment to property values. Property owners should call the Assessor's office with any questions.

August 31 - Last day to pay unsecured property taxes without penalty.

November 30 - Last day to file an assessment appeal for reduced assessment on the regular roll with the Clerk of the Board of Supervisors.

December 10 - Last day to pay first installment of secured property taxes without penalty.

How can I "Request a Reappraisal"?

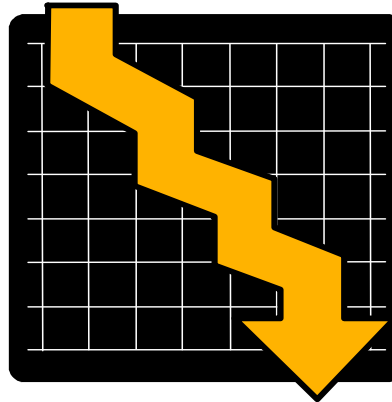
Call the County Assessor's Office 831-636-4030, located at 440 Fifth Street, Room 108, Hollister CA 95023.

Our appraisers are very knowledgeable and experienced. They will be more than willing to discuss your assessment with you.

Our web site also offers more information:
www.san-benito.ca.us/departments/assessor



Is the real estate market getting you down?



This pamphlet will tell you what you need to do for relief.

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LAST UPDATE 10/08

**“These
Assessments
Are Too High!”
What to do in a
declining real
estate market.**



PROP 8 REDUCTIONS

Proposition 8 Reductions

“These Assessments Are Too High” The Declining Market

This pamphlet produced by the San Benito County Assessor, explains how to get a temporary reduction on property assessments that are above current market value.



California Property Taxes

The California Constitution was amended in 1978 to include Proposition 13. This Proposition changed California's method of property taxation from a “market appraisal system” to an “event driven system”. The ceiling is the fair market value of your property at the time of any change in ownership or new construction. Until one of these events occurs, assessments may only increase by the consumer price index at no more than 2% each year. As you can see, the impetus and the context of Proposition 13 was a rising real estate market. It didn't take long for the question to arise: 'If my values are "frozen", what happens when the market goes down? I'll be paying taxes on an assessment that is above the market!' And so.....Proposition 8 was born.

What does Proposition 8 say?

Very simply, it added a few words to the California Revenue and Taxation Code which make reference to adjusting base year values to take “into account reductions in value due to damage, destruction, depreciation, removal of property, obsolescence, or other factors causing a decline in value”. R & T Code Section 51(b)

Proposition 8 provides for temporary reductions in the taxable value of your real property whenever the property's taxable value exceeds the current market value on each JANUARY 1 lien date.

Does the Assessor automatically lower values when they're above market?

The Assessor's office is required to enroll the lower of two values on all property:

- ◆ **The base year value plus the annual CPI factor**
- ◆ **The current market value (the price your property would sell for on the open market on the JANUARY 1st lien date)**

The Assessor's office generally initiates changes to the property (when known) resulting in a Proposition 8 adjustment. The property owner is encouraged to contact the Assessor's Office at any time to discuss the physical characteristics of the property as well as current market conditions. Both of these may indicate a temporary reduction in assessed value is necessary.

!! IMPORTANT POINTS !!

- ◆ The Assessor can only consider the market value of your property as of lien date (**January 1**).
- ◆ The market value of your property will be determined by analyzing sales of comparable properties in the area. Properties with characteristics similar to yours must have sold for less than your current taxable value.
- ◆ Supplemental Assessments will not be revised due to Proposition 8 reviews.
- ◆ It is important to remember that any property under dispute concerning Proposition 8 values does not extend the dates for filing an assessment appeal or alter or delay the date taxes are due.



What happens when the market begins to recover?

A reduction to the base year value under Proposition 8 is not permanent. The Assessor is required to review every property under Proposition 8 until the current market value exceeds the base year value plus the annual inflationary factor. This yearly review may reflect a downward or upward trend in the market values. Properties under Proposition 8 may take several years to get back to the base year value. Partial adjustments to the assessed value will be made as the market recovers.

EXAMPLES (Qualifying & Non-Qualifying)

1. I purchased my home in the early 1990s. The total assessed value on my 2007-08 property tax bill is \$175,018. The market value of my property on January 1, 2008, was \$325,000.

Your property in this example **does not qualify** for Proposition 8 relief, as the assessed value is lower than the market value. This type of property tax relief generally applies to more recently purchased property.

2. I purchased my home in July 2005 for \$400,000. The total assessed value on my 2008-09 property tax bill is 416,160. Sales of similar model homes in December 2007 were \$315,000.

Your property in this example **should qualify** for Proposition 8 relief, as the sales of comparable properties indicate that the market value on the January 1st, 2008 lien date, is lower than the assessed value.

