

# Notice of Assessed Value Change (Sample) -- Back

## EXPLANATION OF NOTICE

A change in the assessed value of your property has been made for the reason indicated on the face of this notice.

**SUPPLEMENTAL ROLL VALUES** The California Constitution, Article XIII A, requires reappraisal whenever a change in ownership occurs or new construction is completed. This establishes a base year value assessment for the regular assessment roll. A subsequent change in ownership or completion of new construction requires a new reappraisal and a new base year value assessment.

Revenue & Taxation Code Section 75, et. seq. requires that a supplemental assessment and supplemental tax bill must also be made as of the date the change in ownership occurs or new construction is completed.

The "net supplemental assessment" is the change in assessed value for the fiscal year within which the change in ownership or completed new construction occurs. Supplemental taxes will be prorated for the number of months remaining in the fiscal year after the change in ownership or completed new construction occurs. The fiscal year is July 1 through June 30. You have the right to an informal review. See **CONTACTING THE REGIONAL OFFICE** below.

If a change in ownership or completed new construction occurs from January 1 through May 31, two supplemental assessments will be shown. The second supplemental assessment will be made for the fiscal year beginning on the following July 1, and will be computed for the entire fiscal year.

If a supplemental assessment is a negative amount, a refund of taxes will automatically be processed by the Office of the Auditor-Controller.

If you are entitled to an exemption not shown on this notice, you have thirty days from the mailing of this notice to file for an exemption from property taxation. Direct questions about exemptions or requests for exemption claim forms to (213) 974-3211, or Office of the Assessor, Public Service Section, Room 225, 500 W. Temple St., Los Angeles, CA 90012-2770. Our offices are open Monday - Thursday from 8:00 a.m. to 5:00 p.m.

Direct all inquiries about what constitutes a "change in ownership" to (213) 974-3441, or Office of the Assessor, Ownership Services, Room 205, 500 W. Temple St., Los Angeles, CA 90012-2770.

**CORRECTED VALUE INCREASES AND DECREASES** A correction which results in a value decrease will automatically generate a corrected (lower) tax bill or a refund if taxes have already been paid. A value increase will generate an escape assessment and an additional bill for the added taxes due.

**ANNUAL INFLATION TREND FACTORS INCREASES** The California Constitution, Article XIII A, Section 2, Subdivision (b) provides that after a new base year value assessment is enrolled on the regular assessment roll, it shall be indexed each year thereafter by an inflation factor not to exceed 2 percent each year. This is known as the "trended base year value." You will not receive a notice for these annual increases.

**CONTACTING THE REGIONAL OFFICE** If you are considering filing an assessment appeal, first contact the regional office listed on the face of this notice. If the regional office does not resolve the matter to your satisfaction, you must file an application with the Assessment Appeals Board in a timely manner. [See "Procedures For Filing An Assessment Appeal Application" below.]

The regional office is the only office that has the records for your property. Please refer to the Assessor's Identification Number (AIN) when making inquiries. We keep microfiche copies of the assessment roll, available for public inspection, in all of our offices.

**REQUESTING A REVIEW FROM THE REGIONAL OFFICE** For a "decline in value" situation, if the actual market value of your property on January 1 of the current year falls below the total real property value on the regular assessment roll, please contact our regional office and request a review before March 15. You may also file an application for an assessment appeal during the regular filing period from July 2 through September 15.

When your property suffers physical damage due to fire, theft, or disaster (fire, flood, earthquake, etc.), contact the Assessor's Office within sixty days from the date of damage to file for reassessment.

**APPEALING YOUR BASE YEAR VALUE WITH THE ASSESSMENT APPEALS BOARD** You must file a written application within sixty days of the mailing of the supplemental tax bill to appeal the value on a supplemental assessment, or a corrected supplemental assessment. A reduction by the Board applies to the supplemental assessment and to all following regular assessment rolls. The value cannot be changed thereafter, except for the annual inflation trend increases, or until the subsequent occurrence of new construction or a change in ownership.

If you do not appeal on the supplemental tax bill, you may still appeal on the regular assessment roll during the next regular July 2 through September 15 filing period, or the regular filing period for any of the three following years. However, a reduction by the Board on such an appeal does not result in a retroactive reduction on the supplemental assessment or on any of the preceding regular assessment rolls.

**PROCEDURES FOR FILING AN ASSESSMENT APPEAL APPLICATION** You have sixty days from the mailing of the tax bill to file an application on a supplemental assessment due to a change in ownership or completed new construction, or a corrected value.

You must file an application from July 2 through September 15 for value changes enrolled on the regular assessment roll, or for "decline in value" situations, when the actual market value of your property as of the preceding January 1, has fallen below the total real property assessed value.

If your total real property value on the regular assessment roll has increased more than the 2% allowed by Proposition 13, and you do not receive this notice by September 1, you may file an application within sixty days of receipt of this notice or sixty days of the mailing of the tax bill, whichever is earlier. You must also file an affidavit that this notice was not timely received.

You must file a written application, state your reason for disagreeing with the assessment, and state your opinion of the market value. You must submit market value evidence at the hearing.

If the Assessor's staff and you agree that an Assessor's judgment error has been made, the deadline to file an application can be extended to twelve months following your receipt of this notice. Failure of the Assessor to make a "decline in value" review is not considered an Assessor's error. This provision applies only in cases where the existence of the error becomes evident after the filing deadline has passed.

Revenue & Taxation Code Section 1607 provides that, after an application is filed, and if you and the Assessor's staff agree on the value, a written stipulation can be made. If the Board accepts the stipulation, you will not need to attend a hearing. If the Board rejects the stipulation, you must subsequently attend a hearing and present evidence.

For additional information, telephone (213) 974-1471. You may obtain assessment appeal applications by mail, or in person, from the Assessment Appeals Board Room B-4, 500 W. Temple St., Los Angeles, CA 90012-2770.

**Important Notice:** If you are mailed a "Supplemental Tax Bill" and you pay taxes through an impound account, you must contact your lender regarding payment of these taxes. Your lender may not be aware that a "Supplemental Tax Bill" has been issued. Failure to make sure that taxes are paid in a timely manner may result in a tax default and penalties.