

REQUESTS FOR REDUCTIONS ARE FREE!

HAVE YOU RECENTLY RECEIVED SOLICITATIONS IN THE MAIL FROM COMPANIES THAT PROMISE BIG REDUCTIONS IN YOUR ASSESSED VALUES IN EXCHANGE FOR A FEE?

Santa Clara County Assessor Larry Stone cautions taxpayers to be wary of solicitations promising reduced assessed values in exchange for a fee. There is no reason for a property owner to pay a fee to a private company for a service taxpayers receive from the Assessor's Office without charge.

By soliciting taxpayers before the Assessor's annual Notification of Assessed Value is delivered, these companies are encouraging homeowners to pay a fee to apply for a reduction in their assessment, a reduction that they are likely to receive automatically from the Assessor's Office in late June.

Important Dates:

Prop 8 Request Deadline: August 1
Appeal Filing Period: Between July 2 and September 15

DO NOT WAIT FOR YOUR TAX BILL AS YOU MAY MISS THE APPEAL FILING DEADLINE!

Need to contact us?

General Questions/Public Service

Phone (408) 299-5500

Fax (408) 298-9446

www.sccassessor.org

Request a reduction (Prop 8)

Single Family/Condominiums

Phone (408) 299-5300

Fax (408) 299-3015

www.sccassessor.org/prop8

rp@asr.sccgov.org

Mobile Homes

Phone (408) 299-5400

Fax (408) 298-9441

www.sccassessor.org/prop8

busdiv@asr.sccgov.org

Homeowner's/Other Exemptions

Phone (408) 299-6460

Fax (408) 271-8812

exemptions@asr.sccgov.org

The Property Owner's Guide to Lowering Property Taxes (Proposition 8)

How the Assessor proactively responds to declines in market value and how it may lower your property taxes

LAWRENCE E. STONE
Assessor



Office of the Assessor
County of Santa Clara
County Government Center,
70 West Hedding St, 5th Fl East Wing
San Jose, CA 95110-1771

We have bilingual staff to assist you. Call our office at (408) 299-5500.

Necesita ayuda? La Oficina del Assessor tiene empleados fluyentes en Español. Llámenos al (408)299- 5500.

ANNUAL NOTIFICATIONS OF ASSESSED VALUE TO BE MAILED BY LATE JUNE!

For more than 30 years, Santa Clara County has mailed annual Notifications of Assessed Value, and is one of 9 counties in California that notifies all property owners of their assessed value before the assessment roll is closed on July 1, 2015. Property owners will receive their annual Notifications of Assessed Value by the **last week of June**.

The annual notice contains the property's address, assessed value, qualified exemptions and parcel number. The back of the notice includes important information regarding Proposition 13, and what to do if you do not agree with the assessed value.

COUNTY ASSESSOR PROACTIVELY REVIEWS ASSESSMENTS

The Santa Clara County Assessor's Office proactively reviews the assessments of residential properties to determine if their assessments are greater than their market value and should be reduced. Property owners are asked to wait to file a request for reduction until the Assessor's Office has had an opportunity to complete the review of the values of these properties to determine which properties will receive reductions. The review will be completed by late June.

Frequently Asked Questions

Q. Will there be changes to my current tax bill due in April 2015?

A. No, your current tax bill is for the 2014/2015 tax year. The Assessor is now determining assessed values that will be used to set the property tax bill for the 2015-2016 tax year.

Q. What should a homeowner do now?

A. Wait for your Notification of Assessed Value. If the current market value of your property as of January 1, 2015 is less than what you paid for it plus annual CPI adjustments, it is likely you will receive a temporary reduction.

Q. How will I know if my property has received an assessment review and reduction?

A. This information will be clearly indicated on the Notification of Assessed Value you receive by the last week of June. Properties receiving a value review will have a statement on the notice saying that the values have been reviewed for a potential Prop 8 reduction. Those receiving a reduction will have the additional statement that "The value is temporarily reduced from the factored base year value of..." and the new value will be shown.

Q. What if I disagree with the assessed value, after I receive my Notification of Assessed Value?

A. The assessment notification received by late June will tell most property owners that their property has been reviewed. If you believe that the market value of your property as of January 1, 2015 is still less than the reduced assessed

value shown you must file an Application for Changed Assessment with the Clerk of the Board between July 2 and September 15. If your property did not receive an assessment review, you can request an informal Prop 8 review at NO CHARGE.

Q. What's the best way to apply for a reduced assessed value?

A. The fastest way to apply for a Prop 8 (decline in value) review is to go online to www.sccassessor.org/prop8. Prop 8 requests can also be made by phone, fax, mail, e-mail or in person.

Q. Is there a difference between an informal request for reduced assessment (Prop 8) and a "formal" appeal of your assessed value?

A. Yes. The informal Prop 8 review is handled by the Assessor's Office and you have until August 1 to make this request. If you disagree with the results of the Prop 8 review, or if the Assessor does not agree to a reduction or does not have sufficient time to complete a review, you must file a "formal" appeal with the Clerk of the Board.

Q. How do I file a formal appeal?

A. Appeal applications must be filed between July 2 and September 15, with the Clerk of the Board, County Government Center, 70 W. Hedding Street, East Wing, 10th Floor, San Jose, CA 95110. The Clerk cannot legally accept an application before July 2 or after September 15. (The exception is if you are appealing a Notice of Supplemental Assessment, Notice of Escape Assessment or Notice of Corrected Assessment). Appeal applications may be obtained by calling the Clerk at (408) 299-5088 or going to <http://www.sccgov.org/portal/site/cob>.