



Temporary Property Tax Relief

New law in effect as of January 1, 2010 to help vulnerable homeowners avoid property scams

State law (Proposition 8) enables the Assessor to provide temporary reductions in assessed values for property owners who have seen their property's market value fall below its assessed value.

Assembly Bill 992, effective January 1, 2010 helps protect property owners from being victimized by businesses and individuals whose misleading scam mailers can be easily mistaken for official documents and confusing the taxpayer. These mailers, promising lower assessments and charging fees greater than any tax savings, are hopefully a thing of the past.

"Property owners can request a review of their assessment for free by completing a simple form" stated David Butler, San Diego County Assessor/Recorder/Clerk. "In addition, my staff

is very proactive in reviewing values for potential lower assessments as it is my job to make sure no property owner pays more than their fair share of property taxes."

Last year, the Assessor's Office proactively reduced over 72,000 assessments under this provision, when no request for review was made by the homeowner. A total of 216,000 properties received a temporary reduction, and associated tax savings, for the 2009 lien year.

Property owners are encouraged to review their current assessed values and compare it to the market value as of January 1, 2010. If they believe their property's market value is less than its assessed value, they should file an **Application for Review of Assessment** with the Assessor's Office as soon as possible, but no later than **May 14, 2010 at no cost.** (If the property currently has a temporarily reduced value under this provision, no new application is needed as it is scheduled for review again this year).

The *Application for Review of Assessment* form (next page) is also available on the Assessor's Website at www.sdarcc.com, in all the Assessor's branch offices, or by phoning the Assessor's Office at (858) 505-6262.

EXAMPLE OF HOW TEMPORARY PROPERTY TAX RELIEF CAN AFFECT YOUR TAXABLE VALUE

A property was purchased for \$500,000. During a three-year period, the real estate market declined and recovered. The property owner filed for a decline-in-value reassessment. The following table shows the trended base value of the property, the market value of the property, and the assessed value of the property. Assuming a 2% Annual C.P.I.:

	Base Value Trended	Market Value	Assessed Value
1 st year	\$500,000	\$500,000	\$500,000
2 nd year	\$510,000	\$480,000	\$480,000
3 rd year	\$520,200	\$510,000	\$510,000
4 th year	\$530,604	\$550,000	\$530,604

To read the law associated with Proposition 8, see Revenue and Taxation Code, Section 51 available online at www.boetaxes.ca.gov/property.

Property assessed at the time of sale or transfer (base value) or new construction. That base value increases a maximum of 2% (trend) each year (i.e. trended base value).

It is important to remember that the filing of an Assessment Review Request does not extend any filing dates for assessment appeals nor alter or delay the date taxes are due. Interest and penalties will be added to the amount you owe if your payment is late.

When complete, send application to:
San Diego County Assessor/Recorder/Clerk
1600 Pacific Highway, Room 103
San Diego, CA 92101

Property owners who apply for this temporary reduction will be notified of the results of their request no later than **July.** (If they still disagree with the value, a formal assessment appeal process is available. The *Application for Changed Assessment (Assessment Appeal form)* must be filed with the Clerk of the Assessment Appeals Board between July 2nd and November 30th.)

DAVID L. BUTLER
SAN DIEGO COUNTY ASSESSOR/RECORDER/CLERK
1600 PACIFIC HIGHWAY, SUITE 103
SAN DIEGO CALIFORNIA 92101
TELEPHONE (858) 505-6262

PROPERTY TAX RELIEF

The County Assessor's Office wishes to notify property owners that tax relief is available if their property's market value has fallen below its assessed value. Your property's assessed value is shown in the upper right hand corner of your current tax bill. For all practical purposes, this only affects those property owners who purchased their property at the height of the current real estate market.

Under State law, (Proposition 8) a temporary reduction in assessed value can be made when the market value, as of January 1, 2010, falls below the assessed value. Once reduced, the Assessor's Office must then annually review the value of the property until the Proposition 13 value is fully restored (adjusted with the annual CPI, not to exceed 2%). Consequently, a new request for review is not required if your property currently has a temporary reduction under this provision.

Property owners who believe their property's market value has fallen below its assessed value should file an Application for Review of Assessment with the Assessor's Office as soon as possible but **no later than May 14, 2010.** **They should provide their opinion of value and supporting documentation, such as comparable sales, current listings, or a recent appraisal indicating the value as of January 1, 2010. Ideally, comparable sales should have occurred between 10/01/09 and 03/31/10.** For apartments or other income-producing property, income and expense information should also be provided.

You can apply for this reduction yourself, for **free**, directly with the Assessor's Office. Numerous private businesses and individuals mail solicitations to property owners offering their assistance in this process for a fee. While property owners are certainly at liberty to use these private companies, they can apply for this reduction themselves at absolutely **no cost**.

This application is available on the Assessor's Web site at **www.sdarcc.com**, in all the Assessor's branch offices, or by phoning the Assessor's Office at (858) 505-6262. When complete, please return the application **no later than May 14** to San Diego County Assessor/Recorder/Clerk, 1600 Pacific Highway, Suite 103, San Diego, CA 92101.

Property owners who apply for this temporary reduction will be notified of the results of their request no later than July. If they still disagree with the value, a formal assessment appeal process is available. This application must be filed with the Clerk of the Assessment Appeals Board between July 2 and November 30.

DAVID L. BUTLER
SAN DIEGO COUNTY ASSESSOR/RECORDER/CLERK
1600 PACIFIC HIGHWAY, SUITE 103
SAN DIEGO CALIFORNIA 92101
TELEPHONE (858) 505-6262

APPLICATION FOR REVIEW OF ASSESSMENT

Under State law, (Proposition 8), if the current market value of your property, as of January 1, 2010, falls below the assessed or taxable value as shown on your tax bill, the Assessor's Office is required to **temporarily** lower the assessment. This type of property tax relief generally applies to more recently purchased properties. If you feel you qualify for this reduction, please file this form with the Assessor's Office between **December 1 and May 14**. Please indicate your opinion of value by providing supporting documentation, such as sales of comparable properties or a recent appraisal.

Our staff will review your application, and the property owner will be notified of the results no later than July. If the property owner disagrees with the value at that time, they must file an assessment appeal with the Clerk of the Assessment Appeals Board between July 2 and November 30. The necessary application can be obtained by calling the Clerk's Office at (619) 531-5777.

Owner: _____ Parcel Number: - - -

Mailing Address: _____ Address of Property: _____

Value on Current Assessment Roll: \$, ,

Owner's Opinion of Market Value: \$, , (as of January 1, 2010)

Comparables to Support Owner's Opinion of Value:

PARCEL NUMBER	ADDRESS	SALE DATE (Between 10/01/09 and 03/31/10)	SALE PRICE	SIZE

Agent: (Please check box if filled out by someone other than the property owner*)

REMARKS: _____

I affirm the information provided herein is true and correct.

Signature _____
 Owner/Agent

Date _____

Telephone () -

* Only the property owner will be notified of the results of this application.