



## 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](http://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 <sup>st</sup> year	\$500,000	\$500,000	\$500,000
2 <sup>nd</sup> year	\$510,000	\$480,000	\$480,000
3 <sup>rd</sup> year	\$520,200	\$510,000	\$510,000
4 <sup>th</sup> 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](http://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 2<sup>nd</sup> and November 30<sup>th</sup>.)

**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.