



OFFICE OF THE ASSESSOR
WEBSTER J. GUILLORY

P.O. Box 149
Santa Ana, CA 92702-0149
(714) 834-2727
www.ocgov.com/assessor

PROPERTY VALUE NOTICE

Date: 07/10/09

SAMPLE PROPERTY VALUE NOTICE

Property Address

Parcel Number
Owner's Name
Mailing Address

SECURED PROPERTY VALUATION
(THIS IS NOT A TAX BILL)

The property referenced above has been reviewed by the Assessor Department for the 2009-2010 tax year. Market conditions, comparable sales information and any new construction that occurred between January 1 and December 31, 2008 have been considered during our review.

The property tax bill you receive this fall will be based on the 2009-2010 Proposition 13 Factored Base Year Value listed below. The Factored Base Year Value is based on the market value of your property when it was acquired, PLUS any new construction, PLUS an inflation factor of no more than 2% per year. The Factored Base Year Value is the maximum taxable value allowed under Proposition 13. The market value of this property is greater than the Proposition 13 Factored Base Year Value.

2009-2010 PROPOSITION 13 FACTORED BASE YEAR VALUE (TAXABLE VALUE)	
Land	592,451
Buildings & Improvements	61,116
Other Improvements	0
Personal Property	0
Total Assessed Value	653,567
Net Assessed Value	653,567

Property taxes will be based on this value

A PROPOSITION 13 INFLATION FACTOR OF 2.00% IS INCLUDED IN THIS ASSESSMENT

PLEASE READ THE BACK OF THIS PAGE FOR MORE IMPORTANT INFORMATION

Percentage Change
From Last Year:

Land:	1999
Base Year:	
Imps:	1999

Parcel No:

###-###-##

Under certain circumstances your taxable value can increase by more than 2% per year.

Bar Code

BASIC ASSESSMENT NOTICE LETTER
2009/2010

Attention Orange County Property Owner and Taxpayer:

This is your Property Value Notice with values that will be used for the 2009/2010 tax year.

The County Assessor must value property according to the California State Constitution and subsequent legislative statutes. Under Article XIII A of the California State Constitution (Proposition 13), the following are the primary guidelines for assessors:

1. Property that has not changed ownership or had any new construction added since March 1, 1975, shall be valued at full market value as of that date, plus an annual inflation factor of no more than 2% per year. Property that has remained in the same exact ownership since March 1, 1975 has a base year of 1975. The base year is printed on the front of this notice in a box near the bottom of the page.
2. Property that changed ownership after March 1, 1975, shall be valued at full market value as of the date of the change, plus an annual inflation factor of no more than 2% per year. Property that has transferred all ownership interest(s) since March 1, 1975 has a new base year as of the lien date following the transfer.
3. For property that had a portion of the ownership changed, only the portion that changed ownership will be revalued to full market value as of the date of the change, plus an annual inflation factor of no more than 2% per year. The value basis for the remaining portion will not be affected. Property that transferred a portion of the ownership interest(s) since March 1, 1975 will have multiple base years; however, this notice will only indicate the base year of the most recently transferred interest.
4. New construction that occurs after a property is acquired is valued at full market value as of the date of completion. The value is added to the taxable value of the property. If construction was not complete on lien date, January 1, the full market value of the partially completed portion will be added to the taxable value of the property. New construction will be reappraised every year until completed. Examples of taxable new construction include room additions, pools, spas and patio covers.
5. In accordance with Proposition 13, an annual inflation factor of up to 2% must be added to the base year value. The inflation factor is 2.00% this year.
6. The taxable value of property may increase more than the inflation factor in one year if: (1) there has been a reassessable change of ownership since the last lien date, or (2) new construction occurred, or (3) there was a restoration of value due to an increase in the market value. The enrolled value will not exceed the Proposition 13 Factored Base Year Value.
7. Effective January 1, 1997 the property tax lien date in California changed from March 1 to January 1, as a result of legislation adopted in 1995. Lien date is the same for every county in California.

Homeowners' Exemption (Application Is Free - No Cost To Apply For Any Exemption): If you own a home and occupy it as your principal residence on January 1, you may be eligible for a Homeowners' Exemption that will reduce your assessed value by \$7,000. The Assessor will automatically send an application to new property owners. A Homeowners' Exemption may also apply to a supplemental assessment if the application is filed within 30 days of the notice, and the property has not received the exemption on the prior assessment roll. Homeowner's Exemption applications may be filed after the claimant becomes eligible, however, if an application is filed after 5:00 p.m. on February 15, it is considered a late claim. Late claims may be filed through December 10 at 5:00 p.m., and once approved, will result in a prorated exemption of \$5,600 in the first year only. For information, please call (714) 834-3821. **(No Filing Fee Required)**

Institutional Exemptions: Property used exclusively for a church, college, cemetery, museum, school, or free public library may qualify for an exemption. Properties owned and used exclusively by a non-profit religious, charitable, scientific, or hospital corporation may also be eligible. Exemptions are not automatic. Each organization is required to file the appropriate exemption claim form in order to qualify. Additional information and exemption claim forms are available at www.ocgov.com/assessor or by calling (714) 834-2779.

Disabled Veterans' Exemption: A veteran who is rated 100% disabled due to a service-connected disability, or the unmarried surviving spouse of such veteran, may be eligible for an exemption of up to \$171,952 of the assessed value of their home. An application and required documentation must be filed with the Assessor to qualify. For more information, please call (714) 834-5945.

Assessment Appeals: If you disagree with the valuation of your property, you may file an assessment appeal. Assessment appeal forms must be filed between July 2 and September 15. An Application for Changed Assessment and instructions may be obtained from your local library, on the Internet at www.ocgov.com/cob, or in person at the office of the Clerk of the Board of Supervisors, Assessment Appeals Division, 333 West Santa Ana Blvd., Suite 101, Santa Ana, (714) 834-2331. The Clerk of the Board of Supervisors will notify you of the date, time and location of your hearing. Be prepared to present evidence as to the market value of your property on January 1, 2009.

Assessor Information @ www.ocgov.com/assessor

Sincerely

WEBSTER J. GUILLORY, COUNTY ASSESSOR

Civic Center Plaza, Building 11
625 N. Ross Street
P.O. Box 149
Santa Ana, CA 92702-0149



ESTABLISHED 1889

Webster J. Guillory
County Assessor
Telephone: (714) 834-2727
FAX: (714) 558-0681
www.ocgov.com/assessor

OFFICE OF THE ASSESSOR

YOUR PROPERTY VALUE NOTICE IS ENCLOSED

(THIS IS NOT A TAX BILL)

Orange County's real estate markets have slowed, and property values are down in many areas. **Does this mean my property taxes will go down? Property taxes can go down if the Market Value is lower than the Taxable Value on January 1, 2009, (California's property tax lien date).**

Market Value: Is what the property would sell for (the unconditional sales price).

Taxable Value: Is established by the Assessor, (the Prop. 13 value). This value is increased by an inflation adjustment of up to 2% per year, as required by California laws.

Based on a review of the property referenced on the enclosed notice and available market data, the Assessor has determined the Market Value was higher than the Taxable Value on January 1, 2009. Therefore, the 2% inflation adjustment required by Prop. 13 has been added to the Taxable Value of this property, and **related property taxes may go up.**

What can I do if I disagree with the value on the notice?

You can file an application for changed assessment (assessment appeal) with the Clerk of the Board of Supervisors. **The filing period is July 2, 2009 to September 15, 2009.** Be prepared to provide information that indicates the property's Market Value was lower than the Taxable Value on **January 1, 2009.** Information on how to file an appeal is provided on the back of the enclosed value notice.

When will I get a tax bill?

The Tax Collector will send a tax bill in September based on the Taxable Value on the enclosed notice. You are required to pay the tax bill on time to avoid penalties and interest, even if you file an appeal.

YOUR PROPERTY VALUE CAN BE REVIEWED FOR FREE

The Assessor reviews the value of property each year, and accepts requests for a review of property value between January 1 and April 30, 2010. **You can file a request with the Assessor for free.** For your information, the California Attorney General recently filed suit against two companies that sent notices offering to reduce property taxes for a fee, alleging that the required fee constituted a scam.

HOMEOWNERS MAY SAVE ABOUT \$70 PER YEAR

Homeowners may be eligible for a Homeowners' Exemption that will reduce taxable value by \$7,000, and can lower property taxes by about \$70 per year. The property must be owned and occupied as a principal residence. Check the enclosed value notice to see if you already have this exemption.

If you do not have a Homeowners' Exemption, a claim form is required to qualify. Some companies not affiliated with the Assessor or the County send official-looking forms, and require a fee of \$50 or more.

File your claim form with the Assessor for free - no filing fee is required. For more information, please call (714) 834-3821 between 8:00 a.m. and 4:45 p.m., Monday through Friday.

TIPS FOR HOMEOWNERS

NEW CONSTRUCTION IS TAXABLE - TYPICAL MAINTENANCE & REPAIRS ARE NOT

- New construction is taxable, but does not trigger a reassessment of the entire property.
- Only the market value of new construction is added to the existing Proposition 13 value.
- New construction is subject to a one-time supplemental assessment.
- Maintenance or replacement of existing items is not taxable.

Examples of Taxable New Construction

- New buildings or significant enhancements that change the size, condition or usability of a property.
- New additions to real property including room additions, swimming pools, spas, patio covers, central heating/air conditioning, fireplaces, decks, fences or flatwork.

Examples of Non-Taxable Maintenance or Replacement

- Maintenance or replacement of existing improvements including roofs, garage doors, kitchen cabinets or counters, bathroom fixtures, heating/air conditioning units, flatwork or fences.
- Certain types of new construction are specifically excluded from assessment. These may include alterations to make a building more accessible to, or more usable by, a disabled person; active solar energy systems; seismic rehabilitation or retrofitting or a fire sprinkler or detection system.

PROGRAMS THAT MAY REDUCE YOUR PROPERTY TAXES

- Homeowners at least 55 years old or who are severely and permanently disabled may qualify to take their Prop. 13 tax base with them to a replacement home. (Prop. 60/90 and Prop. 110)
- Property transferred from parent to child, from child to parent, or from grandparent to grandchild may qualify to retain the Prop. 13 tax base. (Prop. 58 and Prop. 193)
- A qualified Disabled Veteran or their unmarried surviving spouse may be eligible for an exemption of up to \$171,952 of assessed value on their home, if certain conditions and income limits are met.
- A temporary reduction may be granted if Market Value falls below the Taxable Value.
- A temporary reduction may be granted for calamities with \$10,000 or more in damage. (Prop. 170)

Certain qualifying conditions apply. No filing fee is required to apply for any of these programs.

Forms and information are available on the Assessor's website at www.ocgov.com/assessor or by calling (714) 834-2727.

ASSESSOR DEPARTMENT CONTACT INFORMATION

General Information:	(714) 834-2727	Exemptions:	(714) 834-3821
Business Property:	(714) 834-2930	Mailing Addresses:	(714) 834-2939
Change of Ownership:	(714) 834-5031	Real Property:	(714) 834-2727

Mailing Address

625 N. Ross Street
P. O. Box 149
Santa Ana, CA 92702-0149

Office Address

625 N. Ross Street
Room 142
Santa Ana, CA 92701

Office Hours

Monday - Friday
8:00 a.m. to 4:45 p.m.
Closed on Holidays