

PLACER COUNTY ASSESSOR'S OFFICE

Kristen Spears, Assessor

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Value Review - Residential

(This form is not an Assessment Appeal Application for Changed Assessment)

If you believe the market value of your property on January 1, 2016, was less than your 2016-17 assessed value, please complete this form and return it to the Assessor's Office.

This form must be postmarked no later than **December 31, 2016**.

Property Owner Information

Please update my mailing address of record (Requires signature below)

Owner Name		Signature Authorizing Mailing Address Change
Mailing Address		
Daytime Telephone (8:00am - 5:00pm)	Alternate Telephone Number	Email Address

Property Information

Assessor's Parcel Number	
Property Address	
Property Type <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Condominium <input type="checkbox"/> Multi-Family <input type="checkbox"/> Vacant Land <input type="checkbox"/> Other	
Assessed Value as of January 1, 2016	Owner's Opinion of Value as of January 1, 2016

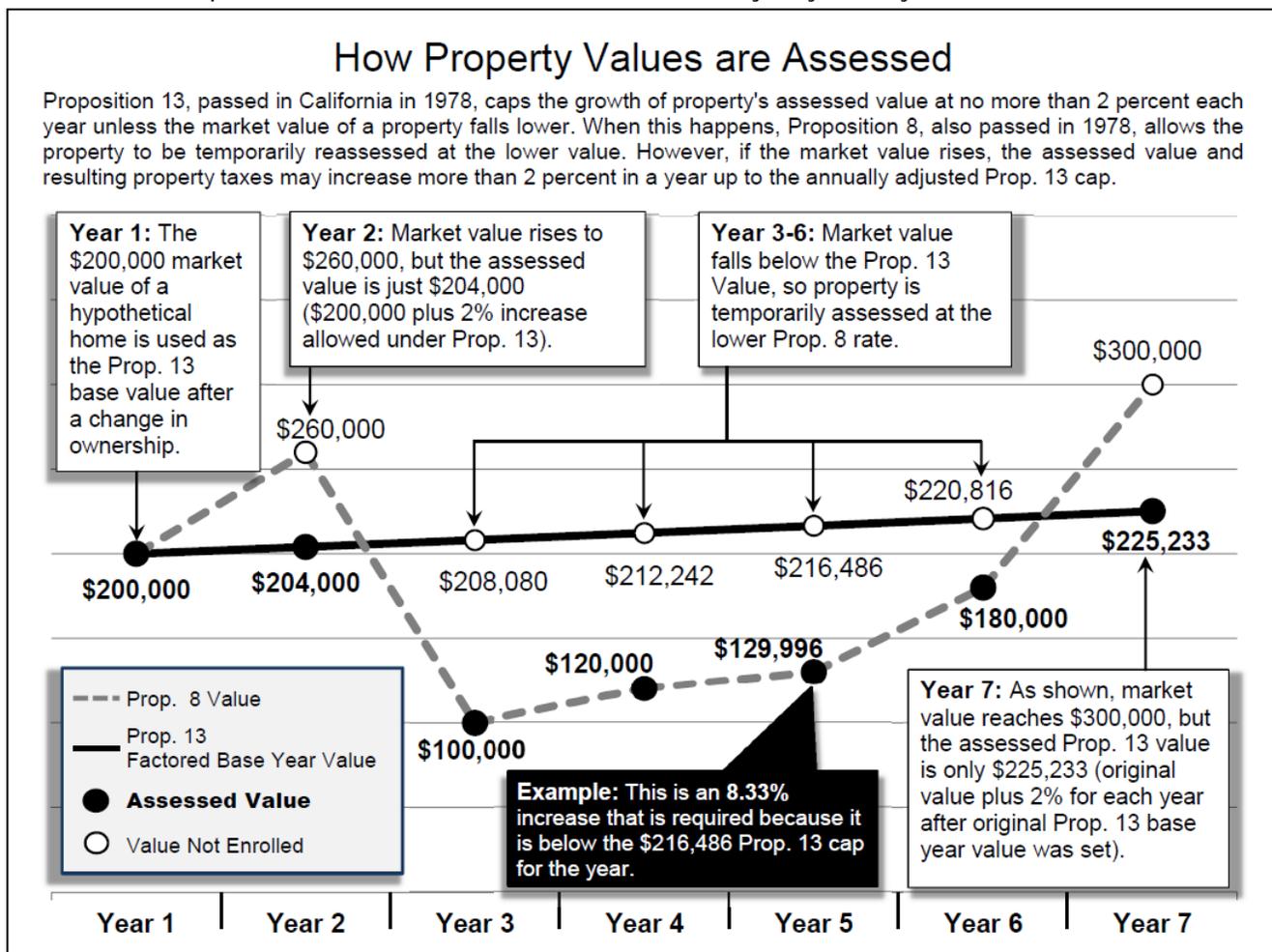
Comparable Market Data Information

Please provide any information that supports your opinion of value. The Assessor's Office typically reviews similar properties sold between October 1, 2015, and March 30, 2016, to determine the market value as of January 1. Although sales prior to October 1, 2015, may be considered, sales occurring later than March 30, 2016, may not be considered (apart from any subsequent sales of the subject property itself). If you have any additional information that you would like the Assessor's Office to consider as part of the review, please attach it to this form.

Sale	Address/Location of Property	Sale Date (Prior to 3/30/2016)	Sale Price
1			
2			
3			

PLEASE SEE THE BACK OF THIS PAGE FOR MORE INFORMATION CONCERNING YOUR REQUEST FOR REVIEW. PLEASE ATTACH ANY SUPPORTING DOCUMENTATION.

This example illustrates how a market decline and recovery may affect your Assessed Value.



Important Information

Why isn't the decline in value adjustment permanent?

The Assessor administers property tax law and is required under Revenue and Taxation Code Section 51 to compare each property's factored base year value with the January 1 market value each year and enroll the lower of the two values. Your assessed value will never be higher than the factored base year value.

What supporting documentation should I provide?

The Assessor's Office will consider market data you have supplied to support your opinion of value as of January 1, 2016. Examples of market data include comparable sales, an appraisal, property listing(s), written value estimates from realtors, repair permits, and other information or factors affecting the value of the property. The Assessor's Office typically reviews similar properties sold between October 1, 2015, and March 30, 2016, to determine the market value as of January 1. Although sales prior to October 1, 2015, may be considered, sales occurring later than March 30, 2016, may not be considered (apart from any subsequent sale of the subject property).

How do I file for an Assessment Appeal?

If you disagree with your value, an Assessment Appeal Application may be filed between July 2 and September 15, 2016. Applications must be obtained and filed with the Clerk of the Assessment Appeals Board at 175 Fulweiler Avenue, Auburn, CA 95603, (530) 889-4020 or at www.placer.ca.gov/bos/clerk/property-tax-assessment-appeals.

Do I need to pay my property tax bill if my taxable value is being reviewed?

To avoid penalties, property taxes are due and payable by the delinquent date on the property tax bill. A request for a value review does not preclude you from paying it timely.

FOR ADDITIONAL INFORMATION, PLEASE VISIT OUR WEBSITE AT www.placer.ca.gov/assessor