IMPORTANT TAX INFORMATION

All property is assessed to the party in whose name it appears on the county records, as of 12:01 A.M. on the first of January prior to the Assessment Year. Taxes become a lien on all real property and constitute a lien on the owner of personal property at that time.

The Placer County Assessment Appeals Board meets to equalize assessments of property on the local roll each year, as needed, until all applications are resolved. Application for changed assessment must be filed between July 2 and November 30 each year, unless the Assessor elects to mail assessment notices to all owners of real property by August 1. In that case, the application must be filed between July 2 and September 15, inclusive. Except as noted in the following paragraph, failure to make such application precludes any subsequent changes through the appeals process. The Assessment Roll is available to the public after June 30 each year when the Auditor-Controller accepts a certified copy from the Assessor.

Since July 1, 1983, property has been re-assessed whenever there is a change of ownership or new construction is completed. This re-assessment produces either a supplemental tax bill or supplemental refund. The supplemental process is continual throughout the year, which results in year-round due dates. The Supplemental Assessment may be appealed, provided that an application for changed assessment is filed with the Clerk of the Board within 60 days of the date of the Supplemental Notice.

Additional information regarding assessment appeals can be obtained by contacting the Clerk of the Board, Assessment Appeals Clerk at (530) 889-4020 or by visiting their website at www.placer.ca.gov/bos/Clerk/PTaxAppl.aspx.

As of July 1, 1993, Placer County adopted the alternative method of distribution of tax levies and collections, Section 4701 et seq. of the Revenue and Taxation Code. This adoption resulted in the one time distribution of uncollected and unapportioned prior secured property taxes. This method, known as the Teeter Plan, has resulted in the 100% apportionment of current secured property taxes since fiscal year 1993/94.

The Board of Supervisors fixes the Tax Rates on or before the third day of October each year.

Timely property tax exemption forms are due by February 15 each year. Additional information regarding exemptions can be obtained by contacting the Assessor's Office at (530) 889-4300 or email assessor@placer.ca.gov.

The County Tax Collector collects the taxes for the cities of Auburn, Colfax, Lincoln, Rocklin, Roseville and the Town of Loomis. County Secured Taxes are due and delinquent each year in Placer County as follows:

First Installment due November 1st Delinquent after December 10th Second Installment due February 1st Delinquent after April 10th The entire tax may be paid at the time the first installment is due. On or about July 1, of each year, all real properties with delinquent taxes become tax defaulted.

Delinquent parcels will be published on or before September 8th of the third year of delinquency in a newspaper of general circulation throughout the County. Said publication will state the date, parcel number and the amount for which the parcel was tax defaulted.

Delinquent Taxes may be paid in installments under Section 4216 et seq. of the Revenue and Taxation Code at any time prior to June 30 of the fifth year of delinquency, by paying 20% of the redemption amount plus a processing fee. Subsequent payments draw interest on the unpaid balance at the rate of 1.5% per month from the date of previous payment.

An addenda list of properties upon which any portion of the taxes will have been defaulted for a period of five years or more and will become subject to the Tax Collector's power to sell, shall be published on or before the 8th day of June in a newspaper of general circulation throughout the County.

All properties which have been tax defaulted with power to sell shall be offered for sale by the County Tax Collector under the provisions of Chapters 7 and 8 of Part 6, Division 1, of the Revenue and Taxation Code, when applied for and upon authorization of, the County Board of Supervisors and the State Controller.

Section 4102 of the Revenue and Taxation Code provides for a \$15.00 redemption fee for tax defaulted parcels. An additional processing fee will be added for parcels that become subject to the Tax Collector's power to sell. When the Tax Collector's power to sell is filed, deed search and recording fees are charged.

All properties that are tax defaulted with power to sell may be sold to another taxing agency or non-profit corporation if they notify the Tax Collector prior to the tax defaulted land sale. The County Board of Supervisors has final approval on the sales.

For all information regarding tax payments, contact the Placer County Treasurer-Tax Collector at 2976 Richardson Drive, Auburn, California, 95603 or (530) 889-4120.

Respectfully submitted,

Katherine J. Martinis, CPA

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PLACER COUNTY AUDITOR-CONTROLLER

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