PROPOSITION 8
DECLINE IN MARKET VALUE

The State Constitution allows the Assessor to temporarily lower the assessed value of property under certain conditions. These conditions are mandated by the State.

The change (reduction) must reflect the market value of the property on the lien date, January 1.

A reduction of the assessed value is determined by an analysis of sales of similar properties in your neighborhood. This analysis includes sales up to 90 days past the lien date as well as property listings. If you can provide sales and/or listing data you believe would support a reduced assessed value, please include that information in your request.

Assessed values are only reviewable as of January 1 of each year.

Any reduction under Proposition 8 to the assessed value is automatically reviewed annually as of the lien date to determine if market conditions indicate that the assessed value should be maintained, lowered, or increased. Unless there is a change in ownership or new construction, your assessment can never increase above the base year value plus the appropriate annual cost of living increase allowed by Proposition 13.

If you do not agree with our opinion of the market value on the lien date, you have the right to file a formal appeal with the Assessment Appeals Board. The filing period is from July 2 to November 30. The deadline for filing appeals for Proposition 8 reductions is November 30, or 60 days from the date of a notification of changed assessment. Applications are available by writing to the Clerk of the Assessment Appeals Board, 651 Pine Street, Room 106, Martinez, CA 94553; or by calling (925) 335-1901.

QUESTIONS AND ANSWERS

Q. How do I request a review of the assessed value of my property?
A. Write a letter or complete the form at right and mail it to the Assessor's Office. Be sure to include your parcel number and daytime phone number.

Q. Is the Assessor's Office prevented from restoring my value at a rate more than 2% annually as provided under Proposition 13?
A. No. Just as there is no limit to the amount of reduction, there is no limit to the amount being restored up to the protected Proposition 13 ceiling amount.

Q. Do I have to request a review under Proposition 8 annually?
A. No. Once you have been granted a reduction under Proposition 8, your assessed value will be automatically reviewed by our office each lien date, and you will be notified by letter of the result of that review each year that your property qualifies for a reduction.

Q. What should I do if I disagree with the Proposition 8 value placed on my property?
A. Contact our office at (925) 313-7400 and request a review of the Proposition 8 value and provide us with documentation to show why you disagree. If we still disagree, you have the right to file a formal appeal where you will present your reasons supporting your opinion of value before the Appeals Board. The Assessor's Office will do the same. The independent Appeals Board will then determine the value after considering all the facts.

Q. Why isn't the reduction under Proposition 8 permanent?
A. Proposition 8 reductions are temporary as mandated by State law. It is not a decision of the Assessor's Office.

Q. What will happen to my assessment if values start to rise?
A. Here are examples of that situation (using the State determined inflation factor for all years concerned):

Example 1: Property is purchased in 8/2005 for $800,000. In 2007 a reduction is made and the temporary value is $670,000.

In 2008 the market improves and real estate values make a dramatic turnaround. Under Proposition 8 the law requires us to pick the lower of your factored base year value or market value and enroll that value on the lien date. For the fiscal year 2008 the market value of the property in this example is now worth $950,000. The factored base year value of the property would be $800,000 x 1.06121% = $849,968. The factor of 1.06121% was arrived at by compounding the State determined inflation factor over 3 years. Under Proposition 8 guidelines for the 2008 fiscal year, we would be required to raise your valuation to $849,968, which is lower than the market value of $950,000. In this example, your assessed value would be raised from $670,000 to $848,968 and you would no longer be under Proposition 8 review.

Example 2: Using the same facts, except in 2008 your property is worth $825,000, we would raise your value to $825,000, which is lower than the factored base year value of $849,968. Again, the rule for any given year is to enroll either the factored base year value or the market value, whichever is lower. In this example, you would still be under Proposition 8 review as the market value of $825,000 is less than the factored base year value.

The information in this pamphlet is a general overview of the law and is not meant to be relied upon as complete information.

DETACH AND MAIL TO: GUS KRAMER, ASSESSOR, PUBLIC SERVICE SECTION, 2530 ARNOLD DR, SUITE 100, MARTINEZ, CA 94553

REQUEST FOR VALUE REDUCTION (PROPOSITION 8) PARCEL NO._____-_____-_____-_____

OWNER'S NAME:_____

SITE ADDRESS:_____ STREET _____ CITY

MAILING ADDRESS:_____ STREET _____ CITY

WORK OR DAYTIME PHONE (8 a.m. to 5 p.m.): (___) _____ HOME PHONE: (___) _____

OWNER'S SIGNAURE:_____

ASSESSOR'S OFFICE

General Information:
Public Service..... 925 / 313-7400

Value Questions:
Agricultural Property ..... 925 / 313-7400
Boats & Aircraft..... 925 / 313-7605
Business Property ..... 925 / 313-7600
Commercial..... 925 / 313-7520
Industrial..... 925 / 313-7520
Mobile Homes..... 925 / 313-7400
Multiple Properties..... 925 / 313-7400
Personal Property ..... 925 / 313-7600
Residential..... 925 / 313-7400

Exemptions:
Homeowners ..... 925 / 313-7481
Local..... 925 / 313-7470
Change of Ownership..... 925 / 313-7400

OTHER COUNTY DEPARTMENTS

Tax Collector..... 925 / 957-5280
625 Court St. Rm 100, Martinez
Copies of Tax Bills
Payment of Taxes

Auditor..... 925 / 646-2236
625 Court St., Martinez
Tax Rates
Special Assessments
Supplemental Assessment Refunds

Recorder..... 925 / 335-7900
555 Escobar St., Martinez
Recording Deeds

Community Development ..... 925 / 335-1290
651 Pine St. North Wing, Martinez
Zoning
Planning

Building Inspector ..... 925 / 646-2300
651 Pine St. North Wing, Martinez
Building Permits

GUS S. KRAMER
ASSESSOR

PROPOSITION 8

DECLINE IN PROPERTY VALUE

QUESTIONS AND ANSWERS

GUS S. KRAMER, ASSESSOR
COUNTY OF CONTRA COSTA
2530 ARNOLD DRIVE, SUITE 100
MARTINEZ, CA 94553

TELEPHONE: (925) 313-7400

For more information, visit our Web site at:
http://www.co.contra-costa.ca.us/depart/assr/assr.htm

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