

HOW WAS MY NEW ASSESSMENT CALCULATED?

HOW WAS MY NEW TAXABLE VALUE ADJUSTED?

(FAQ #1: Why do I still have a structure value?)

Your property is fully assessable at the **Old Value** for the first 3 months (**25%**) of the fiscal year (July 2017 – September 2017). Due to the fire that occurred in October 2017, a reduction in value is applied for the remaining 9 months (**75%**) of the fiscal year, (October 2017-June 2018). The **New Value** column on your notice represents this hybrid taxable value, which is a proration of the two periods (pre-calamity and post-calamity).

-- Important --

- ✓ Properties that suffered a **total loss** will receive a **reduction in land and structure values**.
- ✓ Properties that suffered a **partial structure loss** will receive a **reduction in structure value only**.

The example below represents a **\$500,000 property assessment that has suffered a total loss**.

Refer to your Notice of Correction to the 601 Assessment Roll for your values.



2017-2018 Taxable Value (Old Value)

\$200,000 (Land) + \$300,000 (Structure) = **\$500,000 Total**

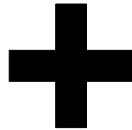
PRE-CALAMITY VALUE

Jul 2017 25% of fiscal year Sep 2017
(3 months)

How this was calculated

$\$200,000 \times 25\% = \$50,000$ (Land)
+
 $\$300,000 \times 25\% = \$75,000$ (Structure)

= \$125,000



POST-CALAMITY VALUE

Oct 2017 75% of fiscal year Jun 2018
(9 months)

How this was calculated

$\$130,000$ (Land value after 35% reduction)
 $\$130,000 \times 75\% = \$97,500$ (Land)
+
 $\$0 \times 75\% = \0 (Structure)

= \$97,500

(New Value)
HYBRID ASSESSED VALUE
 $\$125,000 + \$97,500$
= \$222,500

In this example, the new property value is based on combined pre and post-calamity assessed values.

OLD TAX BILL

\$5,000

vs.

\$2,225*

NEW TAX BILL

*\$222,500 (hybrid assessed value) X 1% (Prop 13 Tax Rate) = \$2,225 (adjusted tax bill). Actual tax rates will vary due to special assessments.