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* *(3 months)* — ***Sep 2017***

How this was calculated

$200,000 X **25%** = $50,000 (Land)

+

$300,000 X **25%** = $75,000 (Structure)

= $125,000

+

POST-CALAMITY VALUE

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

How this was calculated

$130,000 (Land value after 35% reduction)

$130,000 X **75%** = $97,500 (Land)

+

$0 X **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.