



8671 Wilshire Boulevard  
Suite 607  
Beverly Hills CA, 90211  
PropertyTaxAgent.net  
310-347-9766 direct  
310-388-8484 fax

## 15 reasons to lower your property taxes today

1. Once property values increase, it's more difficult to lower your property taxes.
2. There is a limited time frame each year to appeal property taxes (July- September or November)
3. Prior reductions may be removed after one year (Prop 8 Decline in Value)
4. After 4 years your Base Tax becomes permanent and cannot be appealed (Annual Tax Base)
5. There is a 60 day statute of limitations on filing an appeal (Supplemental Tax Bill)
6. You probably do not know if you are paying too much in property taxes
7. The County Assessor frequently makes errors in opinions of value and ownership issues
8. Your new addition (new construction) to your home may be over-assessed
9. Certain changes in ownership (title changes) are no value change events
10. M and C events can lower your property value and impact taxes (Earthquake/Flood)
11. Contamination can lower your property value and impact your Property Tax
12. High vacancy and lower rents can affect the accuracy of your Property Tax Assessment
13. Purchases made under duress (rather than by choice) may be over-assessed
14. The market price you paid for your property was not accepted by the Assessor
15. You were unaware of exclusions for earthquake retrofit, handicap access and replacement

1. *Under decline in value, property assessments can be reduced when the market value of property declines.*
2. *Each year the open filing period is between July and November (or September and varies by county).*
3. *A decline in value reduction is temporary and may be removed in the following assessment year.*
4. *After 4 years your Base Year Value Assessment becomes permanent and is assumed correct.*
5. *There is a statute of limitations of 60 days to file on a supplemental tax bill or notice of change.*
6. *Most taxpayers never review their property tax assessment and assume it is correct.*
7. *The Assessor is not immune from making errors in valuation or change in ownership issues.*
8. *The assessor estimates the value of your new construction at times a contracted price may exist.*
9. *Certain methods of holding title and transfers between certain parties are non value change events.*
10. *Earthquake and Floods can lower your property value and your taxes if you can document damage.*
11. *Contamination from gas stations and dry cleaners can lower property value and taxes.*
12. *Income producing property value can be affected by high vacancy or low rent, and impact taxes.*
13. *Part of the definition of open market transaction requires no duress or undue pressure to perform.*
14. *The Assessor may reject open market purchase price based on mass appraisal models in error.*
15. *Certain exclusions exist for retrofit, handicap, solar and replacement of existing items (same utility).*

For a no obligation consultation contact Dave O'Neal PTA/CGREA at 310-347-9766 or email [dave@propertytaxagent.net](mailto:dave@propertytaxagent.net)

**COUNTY ASSESSMENT APPEALS FILING PERIODS FOR 2013**

The clerks of county assessment appeals boards and county boards of equalization have certified the assessment appeals filing period for their counties pursuant to the requirements of Revenue and Taxation Code section 1603. The regular appeals filing period will begin on July 2, 2013 in each county and will end either on September 16 (September 15 falls on a Sunday) or December 2 (November 30 falls on a Saturday), depending on whether the county assessor has elected to mail assessment notices, by August 1, 2013, to all taxpayers with property on the secured roll. Following is the filing deadline for each county.

COUNTY	FILING DEADLINE	COUNTY	FILING DEADLINE
Alameda	September 16	Orange	September 16
Alpine	December 2	Placer	September 16
Amador	December 2	Plumas	December 2
Butte	December 2	Riverside	December 2
Calaveras	December 2	Sacramento	December 2
Colusa	December 2	San Benito	December 2
Contra Costa	December 2	San Bernardino	December 2
Del Norte	December 2	San Diego	December 2
El Dorado	December 2	San Francisco	September 16
Fresno	December 2	San Joaquin	December 2
Glenn	December 2	San Luis Obispo	September 16
Humboldt	December 2	San Mateo	December 2
Imperial	December 2	Santa Barbara	December 2
Inyo	September 16	Santa Clara	September 16
Kern	December 2	Santa Cruz	December 2
Kings	September 16	Shasta	December 2
Lake	December 2	Sierra	September 16
Lassen	December 2	Siskiyou	December 2
Los Angeles	December 2	Solano	December 2
Madera	December 2	Sonoma	December 2
Marin	December 2	Stanislaus	December 2
Mariposa	December 2	Sutter	December 2
Mendocino	December 2	Tehama	December 2
Merced	December 2	Trinity	December 2
Modoc	December 2	Tulare	December 2
Mono	December 2	Tuolumne	December 2
Monterey	December 2	Ventura	September 16
Napa	December 2	Yolo	December 2
Nevada	December 2	Yuba	December 2