

ASSESSMENT APPEALS BOARD

Public Education Program

County of Los Angeles
Board of Supervisors
Lori Glasgow, Executive Officer



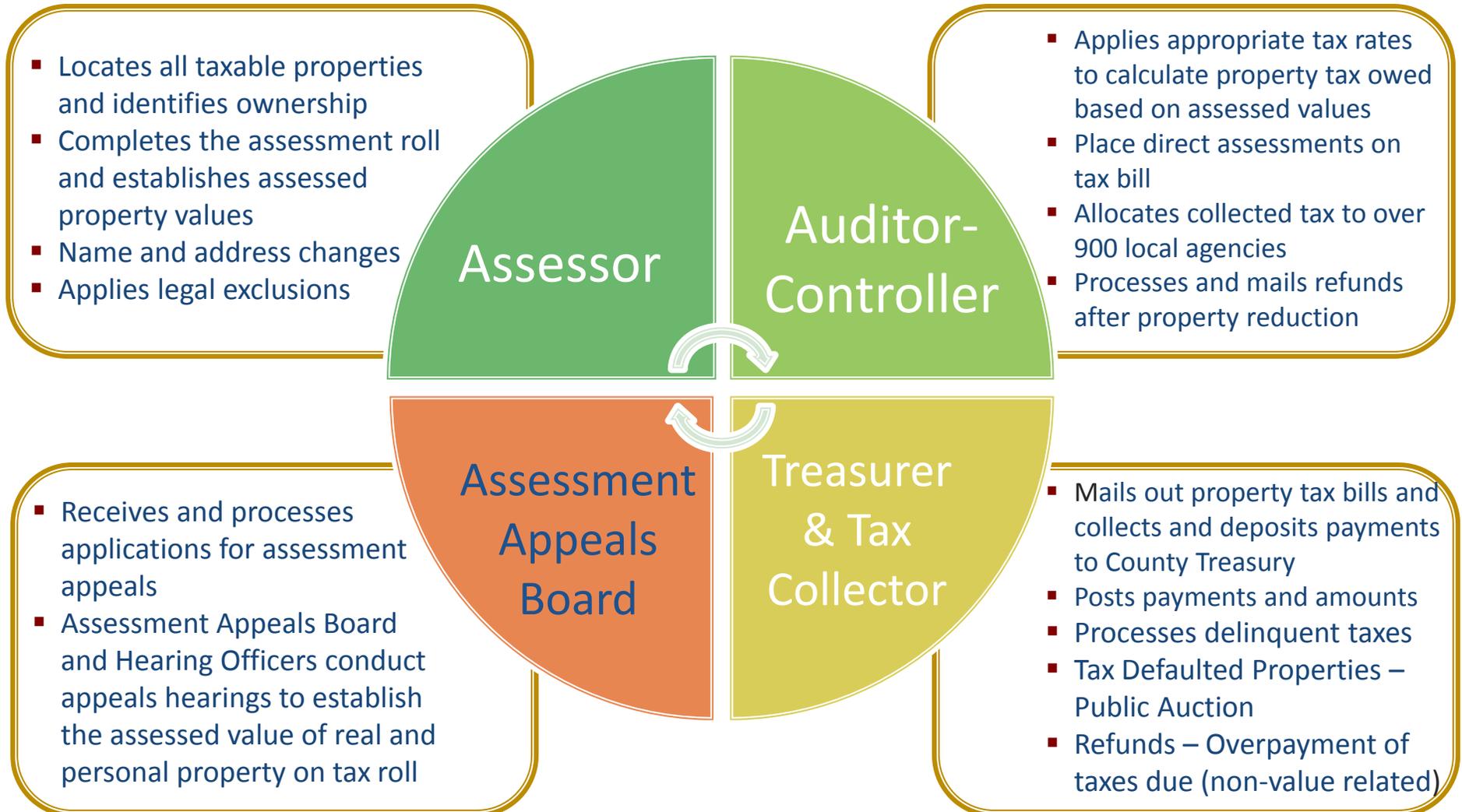
Our Goal



The Assessment Appeals Board was established by the Los Angeles County Board of Supervisors to serve on behalf of the State Board Of Equalization.

The Goal of the Assessment Appeals Board's Public Education Program is to educate Los Angeles County taxpayers about the assessment appeals process and how to prepare for the appeal hearing.

Property Tax System



What We Will Cover Today

1. The Appeals Process

- A. Reasons for filing
- B. Filing Periods

2. Preparing for the Hearing

- A. Collecting evidence for your appeal

3. The Hearing

- A. Applicant's Responsibilities
- B. What happens during the hearing
- C. What happens after the hearing

4. Other helpful information

The Appeals Process

Why/When/How Applicants file for an Appeal

Common Reasons for Filing an Assessment Appeal

COMMON REASONS FOR FILING AN ASSESSMENT APPEAL ARE DUE TO CONDITIONS SET FOR BY PROPOSITION 8 AND 13:

- Decline in Value on property
- Change in ownership
- Completed new construction
- New construction partially completed on the lien date (January 1st)

Proposition 13 (Reassessable Event)

- Pursuant to Proposition 13, real property is reassessed upon a change in ownership or when new construction occurs. The new assessed value created by either event is called the "base year value."
- After establishing a new base year value, and until the next reassessable event, the Assessor can only increase that value by the rate of inflation indicated by the California Consumer Price Index (CCPI), not to exceed a maximum of 2 percent per year.

The following are considered reassessable events:

1. Change in ownership.
2. Completed new construction.
3. New construction partially completed on the lien date (January 1st).

How Proposition 13 Affects Assessed Values



A Comparison of two Homes:	HOUSE A	HOUSE B
2013 Base Year Value	\$300,000	\$300,000
2014 (Assessed value reflects the Prop 13 inflationary increase)	\$306,000	\$306,000
2015 (House B is Sold)	\$312,000	\$459,000 * Established as the new Base Year Value for 2015
2016 (Assessed value reflects the Prop 13 inflationary increase)	\$318,000	\$468,180

**The difference in Assessed values
is caused by Proposition 13**

Proposition 8 (Decline-in-Value)

- ❖ Proposition 8 is a State Constitutional Amendment established in 1978 to allow **temporary** property value reductions under certain circumstances:
 - Decline in market value
 - Obsolescence and deferred maintenance

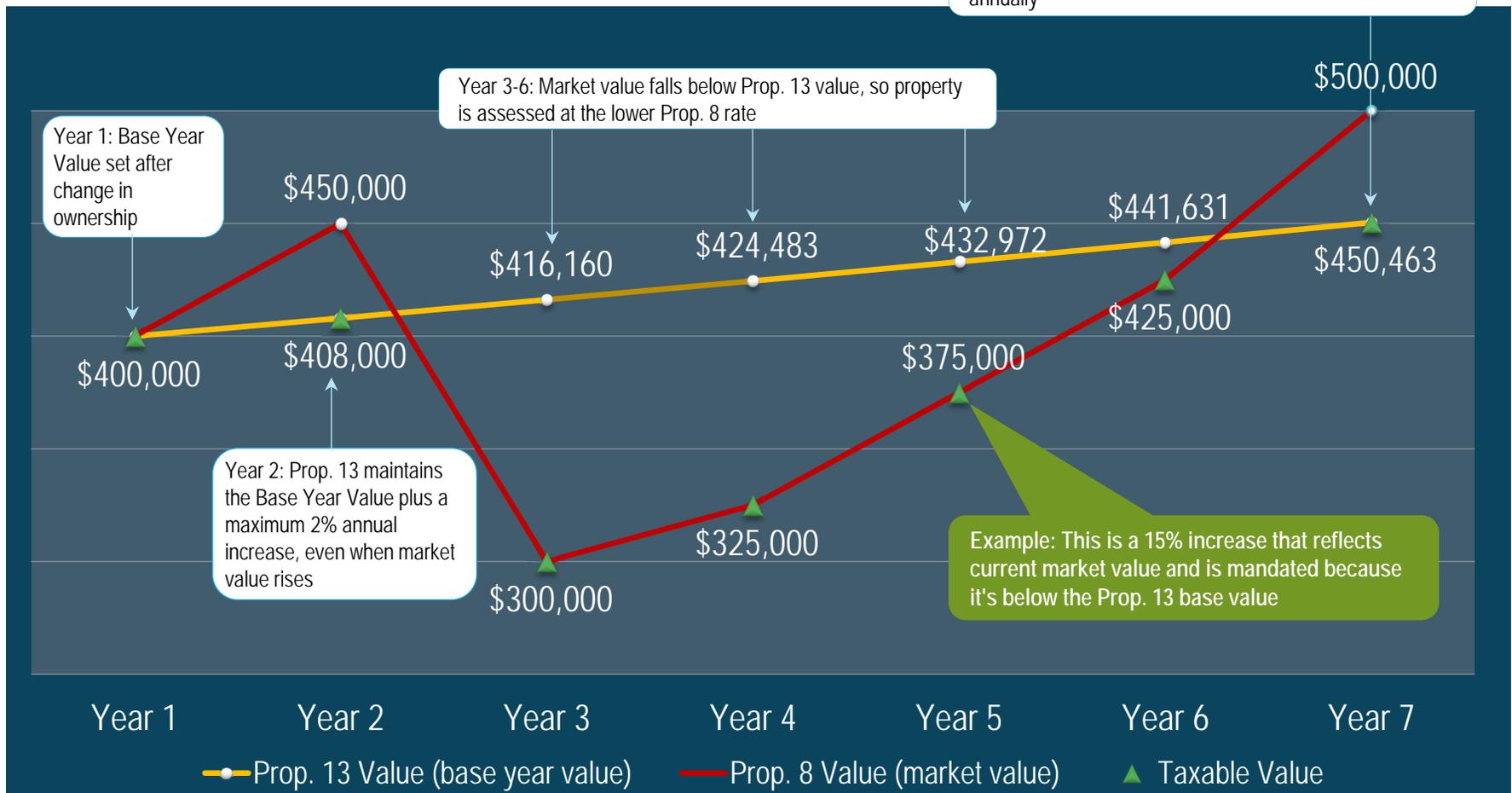
When appealing Proposition 8:

You must demonstrate that on January 1st, the market value of your property was less than its current assessed value.

- ❑ Keep in Mind – If you are granted a reduction under Proposition 8, it only affects the assessment year/tax bill that was filed on. To be considered for a decline-in value for the following year you must file another appeal.

How Proposition 8 & 13 affects your Property Taxes

EXAMPLE OF PROPERTY VALUE ASSESSMENT



Information On How To Appeal Proposition 8 – Decline-in-Value

Both the Assessment Appeals Board and the Assessor provide a Proposition 8, decline-in-value application process accessible for taxpayers to apply online, by mail or in person.

<p><u>Assessment Appeals Board (AAB):</u> July 2 – November 30* Apply online at: bos.lacounty.gov Form name: Assessment Appeal Application (AAB-100) <i>Formal appeals process. Applicant or representative is scheduled for a hearing to present evidence to support filing.</i></p>	<p><u>Assessor's Office:</u> July 2 – November 30* Apply online at: assessor.lacounty.gov Form name: Decline-In Value Review (RP-87) <i>Administrative, informal review. Requests comparable sales at time of filing application and notifies taxpayer of the outcome.</i></p>
---	---

It is recommended that the taxpayer file with both departments (during the relevant filing periods) to protect your right to an appeal. If you are successful with your application to the Assessor's Office prior to your Assessment Appeals hearing, you may submit a request to withdraw your AAB application in writing.

**Note: If the last day of the filing period falls on a Saturday, Sunday, or legal holiday, an application that is mailed and postmarked on the next business day will be deemed timely filed.*

Los Angeles County Assessor
 Decline-in Value Review
 Application
 (RP-87)
 Assessor.lacounty.gov



2016 Decline-in-Value Review Application

IMPORTANT This form **MUST** be filed between July 2 and November 30, 2016. Applications are valid if postmarked by November 30, 2016. Unfortunately, applications received outside of those dates cannot be processed. You may check the status of your decline-in-value reassessment at any time online at assessor.lacounty.gov/decline-in-value. For assistance, please call 213.974.3211 or 1.888.807.2111.

If your property suffers a "decline-in-value," you may be eligible for a temporary reduction in assessed value. A decline-in-value occurs when the market value of your property is less than the assessed value as of January 1, 2016. The best supporting documentation you can provide is information about the sale of comparable properties. In order to help us assist you, please try to find two comparable sales that sold as close to January 1, 2016 as possible, but no later than March 31, 2016. While the submission of sales is helpful in determining the market value of your property, applications submitted without comparable sales will still be accepted and processed.

Owner Name		Owner Daytime Telephone
Property Address (Number/Street/City/ZIP)		Assessor's ID # (Map Book/Page/Parcel)
Mailing Address (Number/Street/City/State/ZIP)		
Your Opinion of Value as of January 1, 2016		Owner Email Address (Optional)

Subject Property Description:	Number of Bedrooms	Number of Bathrooms	Approximate Square Footage	Number of Units (Apartments)
-------------------------------	--------------------	---------------------	----------------------------	------------------------------

Sale	COMPARABLE SALES Address or Assessor's ID #	Sale Date (No later than 3/31/2016)	Sale Price	Description <i>Single Family/Multi-Res: Include building size, year built, # of bedrooms & baths, proximity, # of units and income (if Multi-Res). Commercial/Industrial: Include income, building and land size, use, zoning, year built, and proximity.</i>
1			\$	
2			\$	

Additional Information

IMPORTANT Attach any supplemental data or additional information that supports your claim.

Please keep a copy of this application for your records and as a reminder to file an assessment appeal if you do not receive the Assessor's findings by October 1, 2016. If you disagree with the Assessor's decline-in-value conclusion, you may file an appeal with the Assessment Appeals Board. The appeal must be filed no later than November 30, 2016.

ASSESSMENT APPEALS (NOT FILED WITH THE ASSESSOR)

The Assessment Appeals Board (AAB) is an independent body established to resolve differences of property value opinion between the Assessor and property owners. AAB Filing Period: For the 2014 "Regular Assessment Roll" a formal appeal may be filed from July 2 through December 2, 2014. For a "Corrected Assessment Roll" a formal appeal may be filed within 60 days of either (1) the date of mailing printed on the tax bill or (2) the postmark date for the tax bill, whichever is later. Preserve Your Appeal Rights: You may appeal by the applicable deadline without waiting for a response to this claim. Starting July 2, 2014, you may request an application from the Assessment Appeals Board at 213.974.1471 or online at bos.co.la.ca.us. You may withdraw your AAB appeal without penalty, for any reason.

Agent Mailing Address (Number/Street/City/State/ZIP)		Agent Email Address	
Owner Signature	Date	Agent Signature	Date

MAIL TO: Los Angeles County Assessor, 500 West Temple Street, Dept. D.I.V., Los Angeles, CA 90012-2770

Office of the Assessor • 213.974.3211 • Website: assessor.lacounty.gov

"Valuing People and Property"

Assessment Appeals Board Application - bos.lacounty.gov

ASSESSMENT APPEAL APPLICATION (AAB-100)

FORM AAB100 (BOE-305-AH (P1) REV. 08 (02-16))
ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.



ASSESSMENT APPEALS BOARD
 COUNTY OF LOS ANGELES
 500 WEST TEMPLE ST, ROOM B4
 LOS ANGELES, CA 90012
 Ph (213) 974-1471 / (888) 907-2111
 Online filing: <https://acaab.lacounty.gov>

APPLICATION NUMBER	REGION
DATE RECEIVED	Walk in <input type="checkbox"/> By <input type="checkbox"/>

1. APPLICANT INFORMATION - PLEASE PRINT

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME _____ EMAIL ADDRESS _____

MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) _____

CITY _____ STATE _____ ZIP CODE _____ DAYTIME TELEPHONE _____ ALTERNATE TELEPHONE _____ FAX TELEPHONE _____

2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT - (REPRESENTATION IS OPTIONAL)

NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL) _____ EMAIL ADDRESS _____

COMPANY NAME _____ TAX AGENT REGISTRATION NUMBER _____

CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INITIAL) _____

MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) _____

CITY _____ STATE _____ ZIP CODE _____ DAYTIME TELEPHONE _____ ALTERNATE TELEPHONE _____ FAX TELEPHONE _____

AUTHORIZATION OF AGENT AUTHORIZATION ATTACHED

The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business.

The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.

SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE _____ TITLE _____ DATE _____

3. PROPERTY IDENTIFICATION INFORMATION

Yes No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner?

ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	FEE NUMBER
ACCOUNT NUMBER	TAX BILL NUMBER	
PROPERTY ADDRESS OR LOCATION		DOING BUSINESS AS (DBA), if appropriate

PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX ECONOMIC UNIT (attach Form AAB101)

MULTI-FAMILY/APARTMENTS: NO. OF UNITS _____ AGRICULTURAL POSSESSORY INTEREST

COMMERCIAL/INDUSTRIAL MANUFACTURED HOME VACANT LAND

BUSINESS PERSONAL PROPERTY/FIXTURES WATER CRAFT AIRCRAFT

OTHER: _____

4. VALUE	A. VALUE ON ROLL	B. APPLICANT'S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND			
IMPROVEMENTS/STRUCTURES			
FIXTURES			
PERSONAL PROPERTY (see instructions)			
MINERAL RIGHTS			
TREES & VINES			
OTHER			
TOTAL			
PENALTIES (amount or percent)			

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION Dup

WHITE ORIGINAL - CLERK YELLOW COPY-ASSESSOR PINK COPY-APPLICANT/TAXPAYER (Please retain) SEE BACK FOR INFORMATION AND INSTRUCTIONS

APPLICATION NUMBER

FORM AAB100 (BOE-305-AH (P2) REV. 08 (01-15))

5. TYPE OF ASSESSMENT BEING APPEALED Check only one. See instructions for filing periods

REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF THE CURRENT YEAR

SUPPLEMENTAL ASSESSMENT

*DATE OF NOTICE: _____ ROLL YEAR: _____

ROLL CHANGE ESCAPE ASSESSMENT CALAMITY REASSESSMENT PENALTY ASSESSMENT

*DATE OF NOTICE: _____ **ROLL YEAR: _____

**Must attach copy of notice or bill, where applicable **Each roll year requires a separate application*

6. REASON FOR FILING APPEAL (FACTS)

See instructions before completing this section. If you are uncertain of which item to check, please check "I, OTHER" and provide a brief explanation of your reasons for filing this application. The reasons that I rely upon to support requested changes in value are as follows:

- A. DECLINE IN VALUE**
 The assessor's roll value exceeds the market value as of January 1 of the current year.
- B. CHANGE IN OWNERSHIP**
 1. No change in ownership occurred on the date of _____.
 2. Base year value for the change in ownership established on the date of _____ is incorrect.
- C. NEW CONSTRUCTION**
 1. No new construction occurred on the date of _____.
 2. Base year value for the completed new construction established on the date of _____ is incorrect.
 3. Value of construction in progress on January 1 is incorrect.
- D. CALAMITY REASSESSMENT**
 Assessor's reduced value is incorrect for property damaged by misfortune or calamity.
- E. BUSINESS PERSONAL PROPERTY/FIXTURES.** Assessor's value of personal property and/or fixtures exceeds market value.
 1. All personal property/fixtures.
 2. Only a portion of the personal property/fixtures. Attach description of those items.
- F. PENALTY ASSESSMENT**
 Penalty assessment is not justified.
- G. CLASSIFICATION/ALLOCATION**
 1. Classification of property is incorrect.
 2. Allocation of value of property is incorrect (e.g., between land and improvements).
- H. APPEAL AFTER AN AUDIT.** Must include description of each property, issues being appealed, and your opinion of value.
 1. Amount of escape assessment is incorrect.
 2. Assessment of other property of the assessee at the location is incorrect.
- I. OTHER**
 Explanation (attach sheet if necessary) _____

7. WRITTEN FINDINGS OF FACTS (Minimum of \$181.00 per parcel)

Are requested. Are not requested.

8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions.

Yes No

9. HEARING OFFICER PROGRAM

If your property is a single-family dwelling, condominium, cooperative or multi-family dwelling of four units or less, regardless of value, or a property that does not exceed \$3,000,000 assessed value, you may request that your hearing be conducted by an Assessment Hearing Officer, instead of a formal Assessment Appeals Board.

Do you wish to have your appeal heard before an Assessment Appeals Hearing Officer? Yes No

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property - "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar Number _____, who has been retained by the applicant and has been authorized by that person to file this application.

SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) _____ SIGNED AT (CITY, STATE) _____ DATE _____

NAME (Please Print) _____

FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)

OWNER AGENT ATTORNEY SPOUSE REGISTERED DOMESTIC PARTNER CHILD PARENT PERSON AFFECTED

CORPORATE OFFICER OR DESIGNATED EMPLOYEE

WHITE ORIGINAL - CLERK YELLOW COPY-ASSESSOR PINK COPY-APPLICANT/TAXPAYER (Please retain) SEE BACK FOR INFORMATION AND INSTRUCTIONS

APPLICANT'S NAME

APPLICATION NUMBER

Type of Assessments that can be appealed with the Assessment Appeals Board

1. Annual Tax Bill (Regular Assessment)

File: July 2nd –Nov 30th

***Note: The Assessor's office accepts Decline-in-Value applications from July 2nd – Nov 30th to appeal Proposition 8 only)*

2. Unsecured Property Tax Bill

File: July 2nd –Nov 30th for the Annual Tax Bill.

For an Escape Assessment, Supplemental or Roll Change, filing must be done within 60 days of the mail date on the tax notice or bill.

3. Supplemental Tax Bill /Adjusted/Roll Change /Escape Assessment Tax Bill

File within 60 days of the mail date on the tax notice or bill.

4. Calamity Reassessment Appeals

If the applicant received a reassessment notice from the Assessor's Office because of a natural disaster or other calamity that damaged your property and you disagree with the reassessed value, you must file an appeal with the Assessment Appeals Board within six months of the mailing of the notice for Calamity Reassessment (issue D).

If you did not receive a notice, you must file with the Assessor's Office first for a Calamity Reassessment.

This is an example of an Annual Tax Bill which is received by Taxpayers every year on or before Nov. 1st from the Treasurer and Tax Collector.

Under this bill, taxpayers can file on any issue including a proposition 8 – Decline-in-Value issue (A) - (During the Regular filing period July 2-Nov 30 of each year.)

2012

1 ANNUAL PROPERTY TAX BILL

2012

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2012 TO JUNE 30, 2013

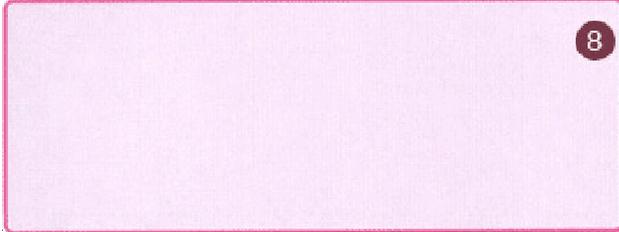
MARK J. SALADINO, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT www.lacountypropertytax.com

PROPERTY IDENTIFICATION
 ASSESSOR'S ID. NO. : 1234 567 890 12 000 2
OWNER ON RECORD AS OF JANUARY 1, 2012
 SAME AS BELOW
 MAILING ADDRESS 4

 DOE, JANE
 1234 MAIN STREET
 LOS ANGELES, CA 90000

ELECTRONIC FUND TRANSFER (EFT) NUMBER 6
 ID#: 19 1234 567 890 3 YEAR: 12 SEQUENCE: 000 4
 PIN: 123456

For American Express, Mastercard and Visa payments call 1(888) 473-0835 and have available the EFT number listed above. Service fees will be charged.
 SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION 10
 111 W Temple Street POMONA
 TR= 2345 FOR DESC SEE ASSESSOR'S MAPS FOR
 OF LOT 123

ASSESSOR'S REGIONAL OFFICE 12
 REGION #28 INDEX: TRA: 00013
 SPECIAL PROPERTIES
 500 W TEMPLE STREET RM. 180
 LOS ANGELES CA 90012
 (213)974-3108

ACCT. NO. : PRINT NO. : 28 BILL ID. :

DETAIL OF TAXES DUE FOR		ASSESSOR'S ID. NO.	CK
		1234 567 890	12 000 44
AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY 3		1.000000 \$	35,482.32
ALL AGENCIES			
VOTED INDEBTEDNESS 5			
COUNTY		.000663 \$	23.52
CITY-LOS ANGELES		.045354	1,609.27
METRO WATER DIST		.004700	166.77
FLOOD CONTROL		.000052	1.84
COMMUNITY COLLEGE		.021462	761.52
UNIFIED SCHOOLS		.106814	3,790.01
DIRECT ASSESSMENTS 7			
LA STORMWATER	(213) 485-2403	\$	639.73
CITY 911 FUND	(213) 978-1099		4.10
FLOOD CONTROL	(626) 458-3945		802.44
LACO VECTR CNTRL	(800) 273-5167		5.87
LACITY PARK DIST	(213) 978-1896		203.46
TRAUMA/EMERG SRV	(866) 587-2862		719.76
COUNTY PARK DIST	(213) 738-2983		213.73

TOTAL TAXES DUE 9 \$44,424.34
 FIRST INSTALLMENT TAXES DUE NOV. 1, 2012 \$22,212.18
 SECOND INSTALLMENT TAXES DUE FEB. 1, 2013 \$22,212.16

VALUATION INFORMATION		
ROLL YEAR 12-13	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	11 2,332,085	2,332,085
IMPROVEMENTS	1,216,147	1,216,147

13 TOTAL LESS EXEMPTION: 3,548,232

15 NET TAXABLE VALUE 3,548,232

Sample

This is an example of a Supplemental Tax bill

This bill is generated due to a change in ownership or completion of new construction in accordance with

Proposition 13.

(Taxpayers cannot appeal issue "A" - Decline-in-Value since the bill

addresses ownership or new construction.

The applicant must file within 60 days of the mailed by date to appeal the assessment.

2011

1

SUPPLEMENTAL PROPERTY TAX BILL

2011

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SUPPLEMENTAL SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2011 TO JUNE 30, 2012
 MARK J. SALADINO, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE CALL 1(213)974-2111 OR 1(888)807-2111, ON THE WEB AT www.lacountypropertytax.com

ASSESSOR'S ID. NO. CK

1234 567 890 11 010 73

DETAIL OF TAXES DUE FOR

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 1234 567 890 11 010

TRANSFER/NEW CONSTRUCTION DATE: 10-24-11

MAILING ADDRESS

DOE, JANE
 1234 MAIN ST
 LOS ANGELES, CA 90000-0000

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#:19 1234 567 890 0 YEAR:11 SEQUENCE:010 5
 PIN:4321

For American Express, Mastercard and Visa payments call (888) 473-0835 and have available the EFT number listed above. Service fees will be charged.

SPECIAL INFORMATION

FOR THE FOLLOWING REASON: THIS SUPPLEMENTAL ASSESSMENT IS IN COMPLIANCE WITH ARTICLE 13A OF THE CALIFORNIA CONSTITUTION. IT REFLECTS THE INCREASE IN YOUR PROPERTY TAXES DUE TO CHANGE IN OWNERSHIP OCCURRING 10-21-11. SUPPLEMENTAL BILL DUE TO TRANSFER

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

111 W TEMPLE STREET LOS ANGELE
 TRACT NO 98765 LOT

17

ATTENTION: OTHER TAXES HAVE BEEN LEVIED ON THIS PROPERTY FOR THE 2011-2012 FISCAL YEAR AND ARE UNPAID. PLEASE CONTACT THE TAX COLLECTOR'S OFFICE FOR A SUBSTITUTE BILL SHOWING THE OUTSTANDING AMOUNT(S) AND DUE DATE(S).

ASSESSOR'S REGIONAL OFFICE

REGION #02 INDEX: TRA:00015
 NORTH DISTRICT OFFICE
 13800 BALBOA BLVD.
 SYLMAR CA 91342
 (818)833-6000
 PRINT NO.: 42 AUTH. NO.:000000 AA

MAILED BY: 04-26-12

AGENCY

GENERAL TAX LEVY
 VOTED INDEBTEDNESS
 CITY-LOS ANGELES
 COUNTY
 UNIFIED SCHOOLS
 COMMUNITY COLLEGE
 FLOOD CONTROL
 METRO WATER DIST

RATE

\$ 2,130.00
 .050574 107.72
 .000992 2.11
 .077145 164.32
 .019857 42.29
 .000462 .99
 .006100 12.99

AMOUNT

FULL YEAR SUPPLEMENTAL TAXES DUE

\$2,460.42

PRORATION FACTOR SEE TEXT AUDITOR CONTROLLER

1.00

PRORATED SUPPLEMENTAL TAXES

\$2,460.42

ADDITIONAL CHARGES NOT SUBJECT TO PRORATION

Sample

SUPPLEMENTAL TAXES DUE

FIRST INSTALLMENT TAXES DUE 02/29/12 \$2,460.42
 SECOND INSTALLMENT TAXES DUE 06/30/12 \$1,230.21
 \$1,230.21

VALUATION INFORMATION

ROLL YEAR	14 CURRENT ASSESSED VALUE	15 PRIOR ASSESSED VALUE	16 NET ASSESSED VALUE
11-12			
LAND	520,100	340,000	180,100
IMPROVEMENTS	222,900	190,000	32,900

TOTAL LESS EXEMPTION: 213,000

NET SUPPLEMENTAL VALUE 213,000

21 THERE WILL BE A \$50.00 CHARGE FOR ANY CHECK RETURNED BY THE BANK. KEEP THIS UPPER PORTION FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

This is an example of an Adjusted Tax bill

Adjusted Bills are bills that have been adjusted due to subsequent value corrections. Adjusted tax bills can result in either a decrease or an increase in the total tax due. Adjusted bills are mailed at any time during the year, therefore the due dates vary.

The applicant must file within 60 days of the mailed by date to appeal the assessment.

2011

1 ADJUSTED PROPERTY TAX BILL

2011

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
 SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2011 TO JUNE 30, 2012

MARK J. SALADINO, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE CALL (213) 974-2111 OR (888) 807-2111

PROPERTY IDENTIFICATION 2

OWNER OF RECORD AS OF JANUARY 1, 2011
 ASSESSOR'S ID.NO.: 1234 567 890 11 000
 REB

MAILING ADDRESS 4

DOE, JANE
 1234 MAIN ST
 LOS ANGELES, CA 90000

ELECTRONIC FUND TRANSFER (EFT) NUMBER 6

ID#: 19 1234 567 890 0 YEAR: 11 SEQUENCE: 000 1
 PIN:

For American Express, Mastercard and Visa payments call 1(888) 473-0835 and have available the EFT number listed above. Service fees will be charged.
 For check payments, please write the EFT number above on your check.

SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION 10

111 W Temple Street Los Angeles CA
 TR=44433 LOT 1

ASSESSOR'S REGIONAL OFFICE 13

REGION #14 INDEX: TRA:09340
 SOUTH DISTRICT OFFICE
 1401 E WILLOW STREET
 SIGNAL HILL CA 90755
 (562)256-1701

ACCT. NO.: PRINT NO.: 1860

MAILED BY: 04-26-12 AUTH. NO.: 000001 GA

DETAIL OF TAXES DUE FOR

ASSESSOR'S ID. NO. CK

1234 567 890 11 000 1

AGENCY	RATE	PRIOR AMT	CORRECTED AMT
GENERAL TAX LEVY 3 ALL AGENCIES		\$ 3,724.40	\$ 3,794.40
VOTED INDEBTEDNESS 5			
COUNTY	.000795	\$ 2.97	\$ 3.02
UNIFIED SCHOOLS	.018848	70.20	71.51
COMMUNITY COLLEGE	.018381	68.46	69.75
FLOOD CONTROL	.000049	.19	.18
METRO WATER DIST	.005200	19.37	19.73
DIRECT ASSESSMENTS 7			
FLOOD CONTROL **		\$ 18.41	\$ 18.41
TORRANCE LD 99-1 **		4.42	4.42
MVD STANDBY #11 **		12.22	12.22
TRAUMA/EMERG SRV **		36.81	36.81
SAN DIST #5 **		68.62	68.62
COUNTY PARK DIST **		16.13	16.13
LA WEST MOSQ AB **		7.97	7.97

TOTAL TAXES DUE 9

TOTAL TAXES DUE	\$4,123.17
LESS PAYMENTS	\$4,050.14
PLUS: PENALTIES PAID OR DUE	\$.00
REFUNDS ISSUED	\$.00
NET BALANCE DUE	\$73.03
FIRST INSTALLMENT TAX	\$.00
SECOND INSTALLMENT TAX	\$73.03

VALUATION INFORMATION

ROLL YEAR	11-12	11 PRIOR ASSESSED VALUE	12 CURRENT ASSESSED VALUE
LAND		236,742	236,742
IMPROVEMENTS		142,698	142,698
TOTAL		379,440	379,440
LESS EXEMPTION: HOME		7,000	
NET TAXABLE VALUE		372,440	379,440

16 THERE WILL BE A \$50.00 CHARGE FOR ANY CHECK RETURNED BY THE BANK.
 KEEP THIS UPPER PORTION FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

This is an example of a Unsecured Tax bill, issued for "unsecured" property which typically includes business and personal property, Vessels, boat and aircraft.

The Unsecured tax bill can be issued for regular or escape assessments.



1 UNSECURED PROPERTY TAX BILL
 LOS ANGELES COUNTY TAX COLLECTOR
 225 NORTH HILL ST., ROOM 122, LOS ANGELES, CA 90012
 FOR ASSISTANCE CALL 1 (213) 893-7935

2 UNSECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2011 TO JUNE 30, 2012
 SALE OR DISPOSAL OF THIS PROPERTY AFTER JANUARY 1, 2011 DOES NOT RELIEVE THE ASSESSEE OF THIS TAX.

3 DOE, JANE
 1234 MAIN STREET
 LOS ANGELES, CA 90000

2011 **4** BILL NUMBER 12345678 TRA 00001

5 SEQ 123456 1234 567 890
 SITUS OR LOCATION:
 1234 MAIN STREET
 LOS ANGELES

THE COUNTY OF LOS ANGELES IS REQUIRED BY LAW TO COLLECT THE TAXES FOR ALL SCHOOL DISTRICTS, CITIES, AND OTHER TAXING AGENCY.

6

ASSESSMENT NUMBER	INDEX NUMBER	BILL NUMBER
0000000001	10001000	12345678

7 ASSESSED VALUES
 VALUES ARE DETERMINED BY THE COUNTY ASSESSOR. REFER QUESTIONS CONCERNING VALUE TO: 1(818)833-6000

8 FULL VALUE

BUS PP	2000
FIXT	3000
TOTAL	5000

9 GENERAL TAX LEVY AND VOTED INDEBTEDNESS

TAXING AGENCY	RATE	AMOUNT
GENERAL TAX LEVY		
ALL AGENCIES	1.000000	\$ 50.00
VOTED INDEBTEDNESS		
COUNTY	.000923	.04
UNIFIED SCHOOLS	.088839	4.44
COMMNTY COLLEGE	.018098	.90
FLOOD CNTRL	.000245	.01
METRO WATER DIST	.005800	.29
TOTAL VOTED INDEBTEDNESS		\$ 5.68
TOTAL TAX	1.113905	\$ 55.68

Sample

10 TOTAL TAX \$ 55.68

10% PENALTY AFTER 08/31/2011 **12**
 COLLECTION COSTS
 ADDITIONAL PENALTIES
 TOTAL AFTER PENALTIES

11 IF NOT PAID BY THE DELINQUENT DATE, AN ADDITIONAL COLLECTION COST OF UP TO \$49.00 WILL BE ASSESSED.
 YOUR CANCELLED CHECK IS YOUR BEST RECEIPT. There will be a \$33.00 charge for any returned check. REFER TO YEAR AND BILL NUMBER ON ALL CORRESPONDENCE.
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Keep in Mind...

Filing an appeal does not waive the taxpayer's obligation to pay the tax bill(s) by the due date.

** Failure to do so will result in late payment penalties and interest by the Treasurer and Tax Collector.*

Preparing for your Hearing

Collecting Evidence for your Appeal

Collecting Evidence for the Hearing

The following factors can assist you in identifying evidence to support your appeal.

1. Valuation Date
2. Physical Property



Valuation Date

Event	Valuation Date
DECLINE IN VALUE	<u>January 1st</u> (must be owner or lessee on record) <i>Relevant comparable sales dates:</i> <i>May be any time before the valuation date (January 1st) but may not exceed ninety (90) days after the valuation date (March 31st).</i>
CHANGE OF OWNERSHIP	<u>Actual date of transfer</u> <i>Relevant comparable sales dates:</i> <i>May be any time prior to the transfer date, but no later than ninety (90) days after the actual date of transfer.</i>
NEW CONSTRUCTION	<u>Date of Completion</u>
PARTIAL COMPLETION OF NEW CONSTRUCTION	<u>Lien date (January 1st)</u>

Physical Property

- Location
- Distance from the property
- Year Built
- Property condition — *excellent, good, fair, or poor*
- The number of bedrooms and bathrooms
- Lot size and other attributes — View, Proximity to Mountain, lake or golf course.
- Miscellaneous improvements — pools, patios, etc.
- Size of improvement, such as a house — in square feet
- Quality of Construction
- Zoning
- Site location – located or adjacent to a commercial or industrial areas.

Helpful Tip: Drive by and take pictures of comparable properties.

Methods that can be used to Prepare for the Hearing

The following are common methods used for establishing Fair market value:

- Comparable Sales
- Income Approach
- New Construction
- Personal Property

The Comparable Sales Approach to Value

- The **comparable sales approach to value** is the most common and reliable type of evidence used to support an opinion of “fair market value”; particularly for single family residences. If the opinion of value is to be supported with evidence of comparable sales, the properties sold shall be described by the Assessor’s parcel number, street address or legal description sufficient to identify them.
- There are three general criteria used to evaluate the “comparability” of a property:
 - 1) **The sale of the property must be an arms-length open market transaction.**
 - 2) **The “comparable” property must be similar to yours based on size, quality, age, condition, utility, amenities, site location, legally permitted use and other physical attributes; and**
 - 3) **The date of the sale of the comparable property may be any time prior to the valuation date, but cannot occur more than 90 days after the valuation date of your property (the date for which the fair market value of your property is being determined).**

What comparable sales dates do I bring?

Decline-in-Value Appeal (Issue A)

Filed appeal
in 2016
on the 2016
Annual Tax Bill

Hearing set
following year,
i.e.:
2017 or 2018.

COMPARABLE SALE DATES
SHOULD STILL BE FOR THE 2016 TAX YEAR:
no later than March 31, 2016
and anytime Before January 1, 2016
General Rule – 90 days before and after January 1st

Sources For Finding Comparable Real Estate Sales

- Real estate Brokers and/or Agents (the Multiple Listing Service)
- Internet - <http://assessor.lacounty.gov> – *click on "View Property Maps and Data"*
<http://costar.com>
<http://redfin.com>
<http://zillow.com>
<http://trulia.com>
***Accuracy of data should be verified when using internet sites.**
- County records - sales lists are available in the Assessor's downtown and regional office locations
- *Appraisals:*
 - *Specific data within Appraisals will not be considered unless Appraiser is present to testify, otherwise the Board will only consider the raw data (comparables within the Appraisal) during the hearing.*

Income Approach

- The **income approach to value** is used when the property has been purchased in anticipation of the money income that it will generate. An apartment building, purchased to generate rental income, would be an example of when the income approach to value would be appropriate.
- To support your opinion of value using evidence based on an income approach; the gross income, allowable expenses, capitalization method (direct capitalization or discounted cash flow analysis), and the rate or rates employed should be presented.

Cost Approach

- The **cost approach to value** establishes a “fair market value” for a property based on what it would cost to build or replace the structure. This approach may be useful in supporting the fair market value of a newly constructed building, or an addition to an existing building. In addition to the direct cost of construction, costs would include indirect costs such as cost of financing, property taxes paid during construction, and a reasonable allowance for entrepreneurial services.
- If the opinion of value is to be supported with evidence of replacement cost, there shall be presented: With regard to improvements to real property: the date of construction, type of construction, and replacement cost of construction
- With regard to machinery and equipment: the date of installation, replacement cost, and any history of extraordinary use with regard to both improvements and machinery and equipment: facts relating to depreciation, including any functional or economic obsolescence, and remaining economic life.

Personal Property Approach

- In general, Business Personal Property is all property owned or leased by a business except Real Property and Inventory items. Business Personal Property often includes, but is not limited to Machinery Computers Equipment (e.g. FAX machines, photocopiers) Telephones Furniture (e.g. desks, chairs, bookcases) Supplies.
- The most common method used is the cost of acquiring the personal property compared to what it would cost if it were purchased within a reasonable time before or after the lien date.
- At the hearing you will need to present evidence regarding the initial cost of the property, when it was acquired, its condition on the lien date, and its functional and/or economic obsolescence. For more information, call the Personal Property division at (213) 974-8613
- Comparable sales for personal property may be used in the case of **boats** or **aircraft**. Sales should be reasonably close to the lien date and have occurred on the open market. The sales price should be verified with the buyer, seller, broker, or salesperson. For more information on acquiring evidence for this type of property, contact the Assessor's Marine/Aircraft division at (213) 974-3119.

Having trouble finding comparables.....



- Vacant Land
- Income/Commercial Property
- If there are no recent sales within the immediate area of your property, you may need to extend your search to other areas that are proximate or similar to yours in property type or mix, i.e.: all residential, all commercial or a mixture of the two.

Inadmissible Evidence

- Sales of comparable properties that occurred more than 90 days after the valuation date of your property. This is one of the most common examples of inadmissible evidence.
- The amount of taxes paid on your property or another property.
- Appeals Board decisions regarding other properties or a previous Assessment.
- Appeals Board decisions on your own property.
- Assessed values of comparable properties.
- Your age, health, or financial condition, or other matters not related to the value of your property.

Is this a Valid Appeal?



If the evidence collected does not support the appeal, the applicant may withdraw in writing, via fax, e-mail, or US Postal mail with the Assessment Appeals Board:

Kenneth Hahn Hall of Administration
500 W. Temple Street, Room B-4
Los Angeles, CA 90012
(213) 217-4979 - fax number
(213) 974-1471 - main number

E-mail: AABOffice@bos.lacounty.gov

The Hearing

Applicant's Responsibilities

What Happens During the Hearing

Applicant's Responsibilities

1. PREPARE EVIDENCE FOR YOUR APPEAL:

Collect at least 3 comparables as part of your evidence (comparables, documents, photos, etc.) to present at the hearing.

A comparable sales information worksheet is available in our brochure "How to Prepare for your Assessment Appeals Hearing" located on our website and mailed with your notice of hearing.

2. BRING COPIES OF YOUR EVIDENCE TO THE HEARING:

Board Hearing – 6 copies.

Hearing Officer – 3 copies.

3. IF YOU HAVE AN AGENT, ATTORNEY OR REPRESENTATIVE APPEARING ON YOUR BEHALF:

The Agent must have an Agent's Authorization form to present at the hearing, and be registered with the Executive Office of the Board of Supervisors, if considered a Tax Agent* pursuant to County Code Chapter 2.165.

*Tax Agent Registration

On April 30, 2013, the Los Angeles County Board of Supervisors approved an ordinance amending Los Angeles County Code, Title 2 – Administration to add Chapter 2.165, implementing a registration process for all tax agents practicing in Los Angeles County effective July 1, 2013.

A “Tax Agent” is any person who is employed, is under contract, or otherwise receives compensation to communicate directly, or through agents, employees or subcontractors, with any county official with the Assessor, Assessment Appeals Board, Assessment Hearing Officers, Auditor-Controller or Treasurer and Tax Collector for the purpose of influencing official action.

Tax Agents are required to register with the Los Angeles County Board of Supervisors, Executive Office; no later than 30 days after July 1st or within the first 30 days of first becoming a Tax Agent.

Tax Agents subject to this rule cannot represent a taxpayer before a County official without first being registered.

Anyone representing an applicant that does not fall under the definition of this ordinance may indicate this on the Agent’s Authorization form available on our website. Exemption forms will also be available to complete during the hearing.

**For more information on the Tax Agent Registration process,
please visit our website at:**

<http://bos.lacounty.gov/Services/AssessmentAppeals/TaxAgentRegistration.aspx>

The Day of the Hearing



1. Applicants are responsible to appear at the scheduled time and place for your hearing.
 - **If the applicant has an agent, attorney, or representative they will act on your behalf with full authority.**
2. Check in with the clerk. Hearings may begin early if all parties are present.
3. The clerk maintains the order and flow of appeals before the Board or Hearing Officer.
4. Depending upon arrival time and complexity of the case, the applicant should be prepared to spend several hours to the whole day at the hearing.

What is the difference between a Board and Hearing Officer Hearing?

- **Board Hearing** (held Downtown)

The appeal is heard before a three-member Board panel, in a courtroom-like setting and is recorded. In addition, an appeals clerk, along with an Assessor's representative(s) will be present.

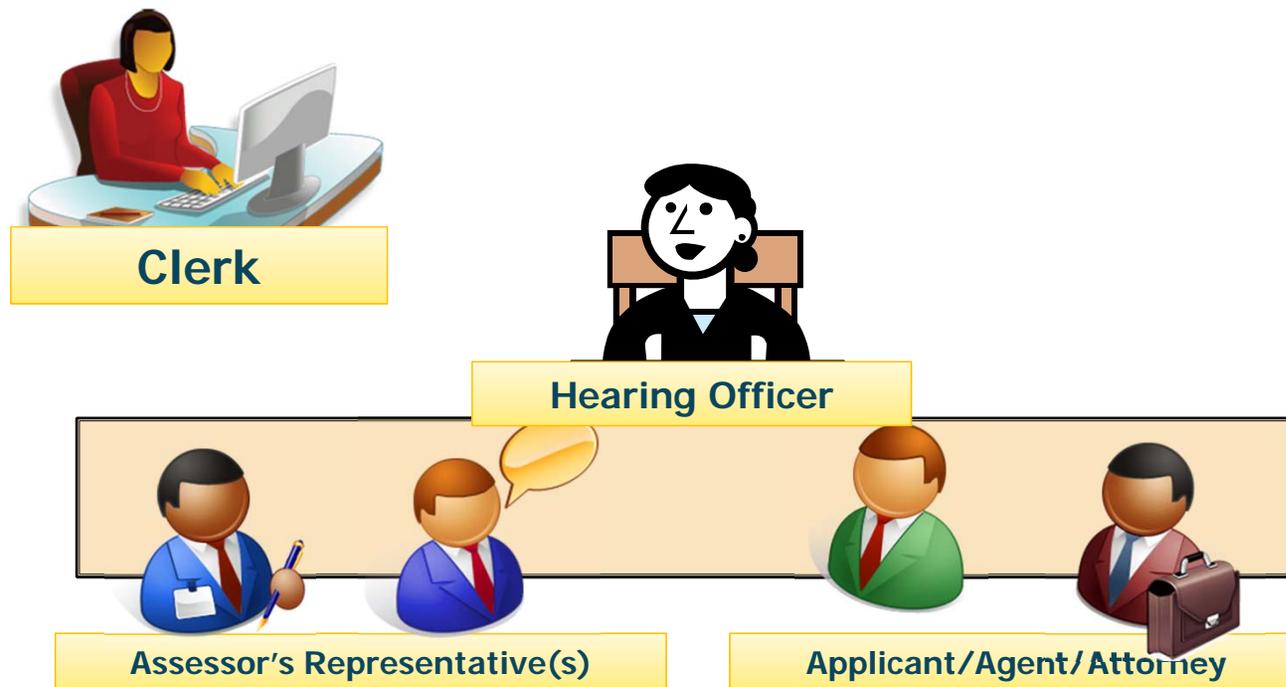
- **Hearing Officer** (held Marina del Rey, Newhall, Arcadia, Downtown)

Hearings before a Hearing Officer are less formal than hearings before the Board and involve less complex cases. The Hearing Officer reviews evidence presented by you and the Assessor's representative at the hearing and makes a recommendation regarding the fair market value of your property. The Applicant, Assessor and Board have the opportunity to reject the recommendation. If this is not done, the recommendation will be finalized by the Board.

Any single-family dwelling, condominium, cooperative or multi-family dwelling of four units or less, regardless of value, or any other property type that does not exceed \$3,000,000 in assessed value may go to a Hearing Officer hearing.

Who will be at the Hearing

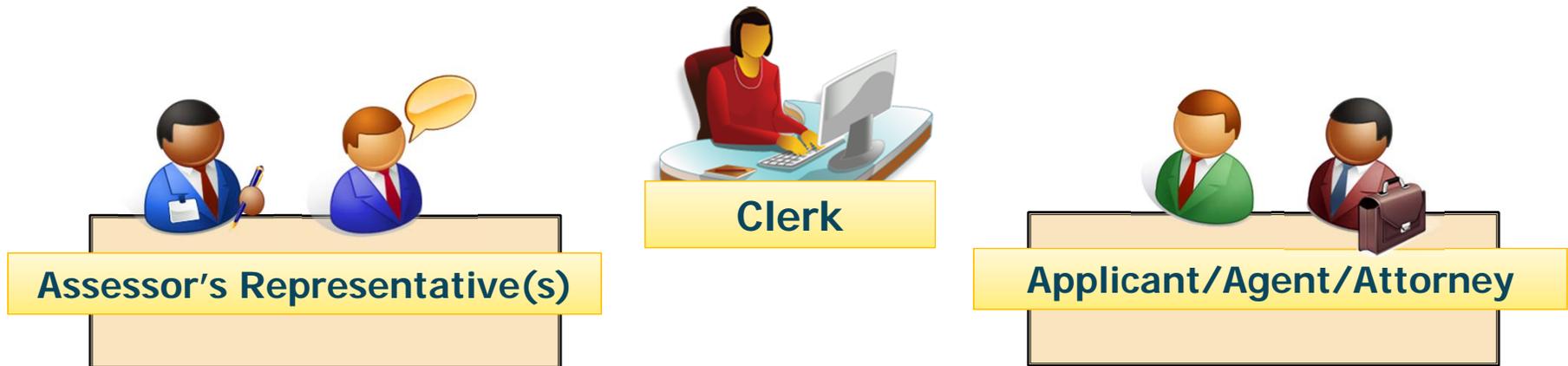
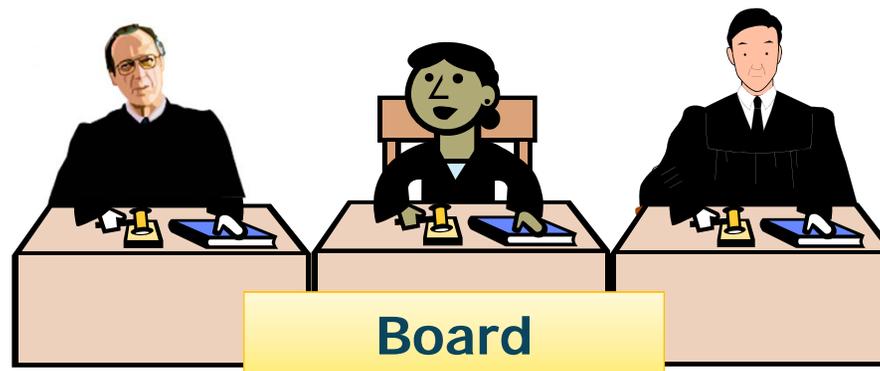
Hearing Officer Hearing



(HEARINGS ARE OPEN TO THE PUBLIC)

Who will be at the Hearing

Board Hearing



(HEARINGS ARE OPEN TO THE PUBLIC)

Hearing Outcome - *What if the applicant disagrees with the decision?*

Hearing Officer

A Hearing Officer makes a **recommendation** to the Board, if the applicant disagrees, they may request for a new hearing before the Board.

To do this:

The applicant may Request a Board hearing, at the conclusion of the hearing before the Hearing Officer; OR they can submit a "Request Board form" (or letter) no later than (14) days after the hearing date (indicated on the yellow receipt).

Board

The Board's **decision** is final. If the applicant does not agree with the Board's findings an appeal of the decision will have to be made within six months of the board action date through the Superior Court.



What Happens after the Hearing

Notice of Board Action

1. After the Appeals Board renders their decision, a Notice of Board Action will be sent to the applicant and agent (if applicable).
2. A copy of the Board Action notice will also be sent to the Assessor and Auditor-Controller for any necessary action.
3. At this point the Assessment Appeals process is complete.
 - If there is any value change, it can take approximately 4-6 months for the changes to be processed.
 - If a refund is due, the Auditor-Controller will issue a refund within three to six months after the Board Action Notice is sent by the Assessment Appeals Board.



Contact List



Assessor's Local and District Offices		Property Tax Related Offices
<p>North District Office Area 1 Regions B1, 02, 03, 24 13800 Balboa Blvd. Sylmar, CA 91342 (818) 833-6000</p>	<p>Lancaster Region A1 251 E. Avenue K-6 Lancaster, CA 93535 (661) 940-6700</p>	<p>Downtown Office Location: Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012-2770</p> <p>Toll Free: 1-(888) 807-2111 (for departments below dial prompts indicated)</p> <p>Assessment Appeals Board - Room B 4 http://bos.lacounty.gov/Services/AssessmentAppeals.aspx (213) 974-1471 dial 1-4-1</p> <p>Tax Agent Registration - (213) 974-1462 http://bos.lacounty.gov/Services/AssessmentAppeals/TaxAgentRegistration.aspx</p> <p>Assessor's Office - Room 225 (main office downtown) www.assessor.lacounty.gov (213) 974-2111 dial 1-6-9</p> <p>Treasurer And Tax Collector - First Floor Lobby www.ttc.lacounty.gov (213) 974-2111 dial 1-5-6</p> <p>Auditor Controller – Room 153 http://auditor.lacounty.gov/wps/portal/ac (213) 974-8368 dial 1-7-9</p>
<p>West District Office Area 2 Regions 07, 09, 25 6120 Bristol Parkway Culver City, CA 90230 (310) 665-5300</p>	<p>Van Nuys Satellite 14340 Sylvan St. Van Nuys, Ca 91401 (818) 901-3455</p>	
<p>South District Office Area 3 Regions 10, 12, 14, 26 1401 E. Willow Street Signal Hill, CA 90755 (562) 256-1701</p>		
<p>East District Office Area 4 Regions 04, 05, 06, 11, 27 1190 Durfee Avenue South El Monte, CA 91733 (626) 258-6001</p>		



This concludes our presentation.

Any Questions?