

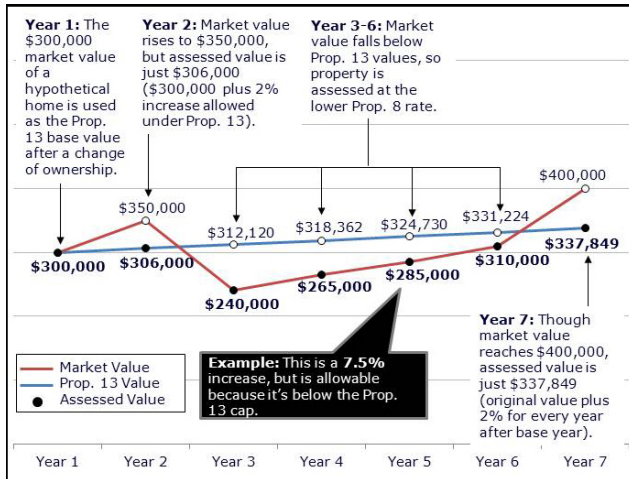
IMPORTANT INFORMATION REGARDING REQUESTS FOR DECLINE-IN-VALUE

Filing a Decline-in-Value (Prop 8) application is FREE.

Riverside County Assessor-County Clerk-Recorder Peter Aldana cautions taxpayers to be wary of solicitations from private companies promising reduced assessed values in exchange for a fee. The property may already be under review by the Assessor's Office. Property owners need not pay a fee for a service that they can receive from the Assessor's Office for free. Plus, if the Prop 8 review warrants a reduction in assessed value, then the Assessor will enroll the lower value.

VALUE COMPARISON

The graph below represents a comparison of Prop 8 and Prop 13 values.



THE ASSESSOR HAS ESTABLISHED OFFICES THROUGHOUT THE COUNTY TO SERVE YOU

BLYTHE

270 N Broadway
Blythe, CA 92225-1608
(760) 921-5050

HEMET

880 N State Street, Suite B-6
Hemet, CA 92543-1496
(951) 766-2500

PALM DESERT

38-686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-7800

RIVERSIDE (Gateway)

2720 Gateway Drive
Riverside, CA 92507
(951) 486-7000

TEMECULA

41002 County Center Circle, #230
Temecula, CA 92591-6027
(951) 600-6200

For hours of operation and additional information, please call our office or visit our website at:

www.riversideacr.com

All statements in this pamphlet are accurate as of the date of printing.

ACR 730 (Rev. 10/2013)

PROPERTY OWNER'S GUIDE TO UNDERSTANDING PROPOSITION 8 DECLINE-IN-VALUE



PETER ALDANA

*Assessor - County Clerk - Recorder
County of Riverside*

RIVERSIDE (Downtown)

County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92501-3659
(951) 955-6200

24 hours a day (800) 746-1544
within Riverside County

Mailing address:

PO Box 751
Riverside, CA 92502-0751

Riverside County Property Tax Portal:

www.riversidetaxinfo.com

DECLINE-IN-VALUE (PROP 8)

In 1978, California voters passed Proposition 8, a constitutional amendment. It allows a temporary reduction in assessed value when a property experiences a “decline-in-value” (Prop 8). A decline-in-value occurs when the current market value of a property is less than the Proposition 13 (Prop 13) value as of January 1. California’s Prop 13 caps the growth of a property’s base year value at no more than 2 percent a year.

The law requires the Assessor to annually enroll the lower value of either the current market value, as of January 1, or the Prop 13 base year value (factored for inflation no more than 2% annually). As the market value of the property rises, the assessed value may increase more than 2 percent a year up to the annually adjusted Prop 13 factored base year value. The assessed value is the full cash or market value at the time of the purchase plus the incremental market value of each subsequent new construction.

COUNTY ASSESSOR PROACTIVELY REVIEWS RESIDENTIAL PROPERTIES

The Riverside County Assessor’s Office annually reviews the assessed values of residential properties. It determines if a property’s current assessed value needs to be reduced if the amount is greater than its market value. Prop 8 reviews ensure that Riverside County taxpayers receive fair and equitable assessments. Residential properties considered for the review include single-family residences, manufactured homes, and condominiums purchased between January 1, 1999 and December 31, 2012. All other properties that received a decline-in-value reduction in the previous year are also considered.

A Prop 8 review compares the January 1 market value of a property with the January 1 assessed value (Prop 13 factored base year value). If the assessed value is above the January 1 market value, a Prop 8 reduction is applied. The market value is determined by using comparable sales of similar properties that sold nearest to January 1,

but no later than March 31. A comparable sale is a property with similar features (size, age, quality, and location) that sold in the open market.

PROP 8 REVIEW PROCESS & FILING

The review to determine which properties qualify to receive a value reduction is done in late June. The value results are available online in early July. Property owners can also receive value information by calling the Assessor-Clerk-Recorder’s Office during regular business hours. *Please wait for the results of the annual review before filing a Decline-in-Value application.* If the property is included in the automatic review, no application is needed.

If a property is not considered in the annual Prop 8 review, or the Assessor reviewed the value and you disagree with the results, file a Decline-in-Value application by November 1. Access the online application form at:

<http://www.asrclkrec.com/Assessor/AssessorServices/RequestforReviewApplication.aspx>.

The application can be submitted through the website; printed and mailed; or completed in person at one of our office locations. **All applications must be received or postmarked by the November 1 deadline or the next business day if November 1 is on a weekend or a holiday.**

FREQUENTLY ASKED QUESTIONS

Q. Is the Prop 8 value permanent?

A. No. The law requires the Assessor to annually review all Prop 8 properties and adjust their values to reflect the lower value of either the current market value, as of January 1, or the Prop 13 base year value.

Q. Can a Prop 8 value increase exceed the annual 2% maximum specified in Prop 13?

A. Yes. The Prop 13 restriction does not apply to values adjusted under Proposition 8. Market value must be enrolled regardless of its percentage increase. If the market value increases and is equal to or greater than the

Prop 13 factored base year value, then the Prop 13 value is restored. The annual increase will be limited to 2%.

Q. When will the value adjustment take effect?

A. Valuation changes are effective as of January 1 and will appear on the annual secured property tax bill following each January 1.

Q. What can owners do if they disagree with the assessed value?

A. Property owners who disagree with their assessed value may contact our office for an explanation of the value. Public service staff can provide a general explanation of the value for most properties. If further value explanation is needed, owners will be referred to the designated appraisal staff. If owners still disagree with the assessed value, they may file an Assessment Appeal Application with the Clerk of the Board.

For more information on filing a formal appeal, go to the Clerk of the Board’s website at www.rivcocob.com or by telephone at (951) 955-1060.

Q. Is there a difference between filing a Decline-in-Value application and filing an Assessment Appeal Application (formal appeal)?

A. Yes. The Decline-In-Value application is available through the Assessor’s Office. The filing period is from January 1 to November 1. Filing a Decline-in-Value application is FREE.

The Assessment Appeal Application is filed with the Clerk of the Board and initiates a more formal process established to decide disputes between the Assessor’s Office and property owners. This form is used if property owners disagree with the value results of the Prop 8 review; the Assessor does not agree to a reduction; or the Assessor does not have sufficient time to complete a Prop 8 review. The filing period is July 2 to November 30.

DO NOT WAIT FOR YOUR TAX BILL TO FILE AN APPEAL AS YOU MAY MISS THE FILING DEADLINE.