

Peter Aldana

**Assessor-County Clerk-Recorder
County of Riverside**



SUPPLEMENTAL TAX QUESTIONS

Information: (951) 955-6200

Mailing Address:
P.O. Box 751
Riverside, CA 92502-0751

OFFICE LOCATIONS TO SERVE YOU:

RIVERSIDE (Downtown)
4080 Lemon St.
Riverside, CA 92501-3659
(951) 955-6200

RIVERSIDE (Gateway)
2724 Gateway Dr.
Riverside, CA 92507
(951) 486-7000

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

HEMET
880 N. State St., Suite B-6
Hemet, CA 92543
(951) 766-2500

PALM DESERT
38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-7800

TEMECULA
41002 County Center Dr, #230
Temecula, CA 92591
(951) 600-6200

**For hours of operation and additional information,
please call our office or visit our website at
www.riversideacr.com**

Riverside County Property Tax Portal:
www.riversidetaxinfo.com

IMPORTANT DATES

January 1: Lien date - the time when taxes for the following fiscal year (July 1 - June 30) become a lien on property.

February 15: Deadline for filing Veterans', Homeowners', Church, Religious, Welfare, Historical Aircraft and other institutional exemptions.

April 1: Deadline for filing Business Personal Property Statements.

April 10: Deadline for payment of second installment of secured property taxes.

July 1: Assessment Roll delivered by the Assessor to the Auditor-Controller.

July 2 – November 30: Period during which the Clerk of the Board accepts petitions for Assessment Appeals Board hearings on the regular roll. (Other filing periods may apply for supplemental assessments and escape assessments.)

August 31: Deadline for payment of unsecured property taxes.

November 1: Deadline for filing Decline-in-Value Reassessment Application.

December 10: Deadline for late filing of Homeowners', Veterans' and Disabled Veterans' Exemptions. Deadline for payment of first installment of secured property taxes

PUBLIC SERVICE INFORMATION

Should you wish to contact County Offices concerning your property taxes, please call the following numbers regarding:

Exemptions, Property Values, Mailing Address on Tax Bill
Assessor-County Clerk-Recorder.....(951) 955-6200
Within the 951 and 760 area codes toll free....(800) 746-1544

Request for Tax Bill, Tax Payment Status, Defaulted Taxes
Tax Collector.....(951) 955-3900
Within the 951 and 760 area codes toll free....(877) 748-2689

Telephone lines are especially busy following each bill mailing and prior to each tax payment deadline. However, the Tax Collector's automated property tax information and payment system is available 24 hours a day, 7 days a week, for your convenience. In order to access this system you must have your 10-digit assessment number available and follow the instructions as they are given.

What is a Supplemental Tax Bill?

California Constitution Article XIII-A (Proposition 13) requires that real property be reassessed at its fair market value whenever a *reappraisable* event occurs. A *reappraisable* event is a change in ownership or the completion of new construction. Prior to 1983, any tax increase resulting from such reassessments became effective on July 1 of the following year. An increase would then be part of subsequent annual tax bills. In 1983, California State law (SB813) was changed to require the reassessment of property as of the day of the reappraisable event. This reassessment results in the property owner being sent a supplemental tax bill in addition to the annual property tax bill.

What is meant by Change in Ownership or New Construction?

Change in Ownership – Typically, a change-in-ownership is a sale or transfer of property. The transfer of property between husband and wife usually does not require a reappraisal for property tax purposes. This includes transfers resulting from divorce or death. In addition, the transfer of the principal place of residence between parents and children (and the transfer of up to \$1 million of any other real property between parents and children) is also excluded from reappraisal if an application is timely filed. Transfers between grandparents and grandchildren may also be excluded from reappraisal when both parents of the grandchild are deceased. Some restrictions apply; please see the pamphlet "Parent Child Exclusion" for additional information.

New Construction - New construction is any improvement to the property (e.g., adding a new room, pool, or garage) other than normal maintenance, or any substantial alteration that restores a building, room, or other improvement to the equivalent of new (e.g., completely renovating an outdated kitchen or converting a garage to living space).

How are supplemental assessments calculated?

When property changes ownership or new construction is completed, the Assessor determines the current fair market value of the land, structures, and improvements involved. The Assessor then calculates the difference between the new value and the old value (set on January 1 of the previous fiscal year). The result is the supplemental assessment value.

Once the new assessed value of your property has been determined, a "Notice of Supplemental Assessment" is mailed which shows the former roll value, the new assessed value, and the net supplemental assessed value.

If the reassessment results in an increase in property value, your supplemental assessment value will be a positive number and there will be an increase in taxes. Based on the change in value, the Auditor-Controller will calculate your supplemental taxes, and a supplemental tax bill will be created and mailed to you by the Tax Collector. This bill will be in addition to your annual tax bill.

If the reassessment results in a reduction in value, your supplemental assessment value will be a negative number and a refund may result. If so, the refund will be prepared by the Auditor-Controller and mailed to you.

EXAMPLE:

<i>New value at date of purchase or completion of new construction</i>	<i>\$120,000</i>
<i>Assessed value for current fiscal year</i>	<i><u>-100,000</u></i>
<i>Supplemental assessment value will be</i>	<i>\$20,000</i>

The difference between the two (increase or decrease) is the net supplemental value, which will be assessed and enrolled as a supplemental assessed value.

Can I appeal the supplemental assessed value?

Yes. You may contact the Assessor's Office to discuss your disagreement, and what options you may have for review. Additionally, the Board of Supervisors has established an Assessment Appeals Board for the purpose of resolving valuation problems in connection with supplemental tax bills. Applications for appeal must be filed within sixty days of the mailing date shown on the Assessor's "Notice of Supplemental Assessment."

If you choose to appeal your assessment, you should still pay your tax installments in full by the appropriate deadlines; otherwise, you may incur penalties while the case is in appeals.

Further information about the appeals process can be obtained by contacting the Clerk of the Assessment Appeals Board, 4080 Lemon Street, 1st Floor, Riverside, or P.O. Box 1147, Riverside, CA 92502-1147, by mail.

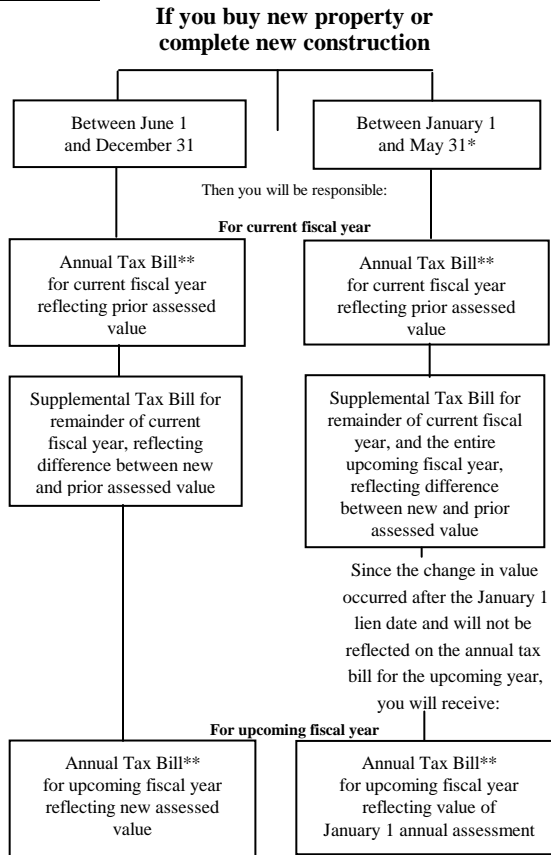
If I pay property taxes through an impound account with my mortgage company, will my lender get my supplemental tax bill?

No. Unlike the annual tax bill, lending agencies do not receive the original or a copy of the supplemental tax bill. Instead, supplemental bills are sent directly to the property owner. When you receive a supplemental tax bill, you should either pay the bill or contact your lender.

Will I be taxed on the supplemental value for the entire fiscal year?

Supplemental bills or refunds are prorated based on the number of months remaining in the current fiscal year after the month in which a property transferred ownership or new construction was completed. However, if you purchased the property or completed new construction between January 1 and June 30, your supplemental bill will include the increase in taxes for both the remainder of the current fiscal year and for the entire upcoming fiscal year as shown below.

FIGURE 1



*Taxes on the increase in assessed property value due to ownership changes or completion of new construction are calculated as of the day of ownership change or construction completion.

**Property is reassessed each January 1 for the upcoming fiscal year (July 1-June 30)

If you purchase and then sell property within a short period of time, the supplemental tax bill you receive should cover only the time you owned the property, and the new owner should receive a separate supplemental tax bill. Be sure to check the dates used to prorate the bill to ensure that the period covered is the period during which you actually owned the property.

What does the supplemental tax bill tell me?

The supplemental tax bill provides the following information:

- The owner (or new owner as of the date of ownership change).
- The fiscal year for which the taxes are assessed.
- The location and legal description for the property.
- The old and the new assessed value and the difference (net supplemental assessment) upon which the tax is computed.
- The type and amount of any exemptions (e.g., homeowners’)
- The total amount of taxes due based upon the net increase in value.
- The date of the ownership change or completion of new construction. This date is used to prorate the tax for the period remaining in the current fiscal year for which the bill was issued. The bill provides payment stub(s), which show the amount due and the date that the amount must be paid to avoid penalties for late payment.

When are supplemental tax bills due?

The date on which supplemental tax bills become delinquent varies, depending on when they are mailed by the Tax Collector. As outlined in Figure 2 below, if the bill is mailed between July 1 through October 31 the taxes become delinquent at 5pm on December 10 for the first installment and 5pm on April 10 for the second installment (the same delinquency schedule as for annual tax bills mailed in November).

FIGURE 2

Bill mailed between	1 st installment delinquent	2 nd installment delinquent
July 1 and October 31	December 10	April 10

As outlined in Figure 3 below, if the bill is mailed between November 1 and June 30, the delinquency dates (which are printed on the bill) are determined as follows: The first installment is delinquent at 5pm on the last day of the month following the month the bill is mailed. The second installment is delinquent at 5pm on the last day of the fourth calendar month following the date the first installment is due.

FIGURE 3

Bill mailed between	1 st installment delinquent	2 nd installment delinquent
November 1 and June 30	Last day of the month following the month bill was mailed	Last day of the 4 th month after the 1 st installment became delinquent

What happens if I fail to pay my supplemental tax bill?

The same rules apply as for unpaid secured tax bills. Penalties of 10% are added to any installment which is not paid on time, and an additional \$20 charge is added to a late second installment. Per State law, non-receipt of your tax bill or a misunderstanding between your lender and yourself are not acceptable reasons for excusing penalties. Contact the Tax Collector at (951) 955-3900 for information on unpaid taxes or to receive a copy of your tax bill.

If your supplemental tax bill is not paid by June 30th after the second installment becomes delinquent, the property becomes tax defaulted (even if you have paid your annual tax bill). At the end of the fifth year of delinquency, the property becomes subject to the power of sale.

Am I entitled to the homeowners’ exemption on my supplemental tax bill?

You may be eligible for a homeowners’ exemption on your supplemental tax bill. However, exemptions are not automatic. You must file an application with the Assessor before the 30th day following the date of the notice of your supplemental assessment. As long as the home you purchased did not receive the homeowners’ exemption on the current year’s assessment and as long as you occupy the home as your principal residence within 90 days of the purchase date, you would be eligible to receive the full amount of the homeowners’ exemption applied to your supplemental assessment. If the home did receive the full homeowners’ exemption, you would not be able to receive the exemption on your supplemental assessment.

EXAMPLE:

On November 29, 2004 you purchased a home on which no homeowners’ exemption had been allowed. Because you are reassessed on the first day of the month following an ownership change, in the current fiscal year you will pay supplemental taxes for the seven remaining months. Your 2004-2005 supplemental assessment amounts to \$20,000. If you file for and qualify for a homeowners’ exemption, the entire \$7,000 exemption amount would be deducted from the supplemental assessment BEFORE the taxes are calculated as follows:

	Supplemental Assessment Value	Homeowners’ Exemption	X	Tax Rate	X	Proration Factor for June	
With Exemption	\$20,000	— \$7,000	X	.011	X	.58	= \$ 82.94
Without Exemption	\$20,000	— \$ 0	X	.011	X	.58	= \$127.60

Are other exemptions and assistance programs available that will help defray the amount of supplemental taxes due?

Yes. Supplemental taxes are eligible for the same property tax exemptions and assistance programs as your annual taxes. In addition to the homeowners’ exemption, you can apply through the Assessor’s Office for a number of other assessment exemptions that result in savings (e.g., veterans’, church, and charitable organization). You must, however, file for all exemptions before the 30th day following the date of the notice of supplemental assessment.

The State of California administers programs that provide postponement of property taxes and property tax assistance to qualified homeowners who are 62 and older, blind, or disabled. For information on the State’s Property Tax Postponement Program, call the State Controller’s Office at (800) 952-5661. For information on the Homeowner Assistance Program, call the State Franchise Tax Board at (800) 852-5711.