



**OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES**

320 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012-2770

(213) 974-3101

assessor.lacounty.gov

JOHN R. NOGUEZ
ASSESSOR

June 13, 2011

TO: Mayor Michael D. Antonovich
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Don Knabe

FROM: John R. Noguez

A handwritten signature in black ink, appearing to read "John R. Noguez", written over the printed name.

SUBJECT: **2011 DECLINE-IN-VALUE PROCEDURES AND STATISTICS**

This notice is being distributed to inform you of the status of our annual decline-in-value assessments. We would also like to alert you to the mailing of value change notices, which may increase the number of public inquiries to your offices.

Review of Decline-In-Value Assessments

The Assessor is required by law to annually review the assessments on properties which have received value reductions below their Proposition 13 values as well as to enroll the lesser of the market value or Proposition 13 value on properties which have recently declined in value. The valuation date is January 1 of each year. In this case, the January 1, 2011 assessments will impact property taxes for the 2011-12 fiscal year.

This year's review is substantially complete resulting in value decreases on approximately 365,000 of the 480,000 properties that will ultimately be analyzed. Additionally, the review identified approximately 67,500 properties that will receive a partial or full restoration of their Proposition 13 value. The balance of the properties did not receive a value change as a result of this review.

Property owners will be notified of either a decrease, increase, or no change from the prior year by one of the attached Notices of Review of Assessed Value. We have begun mailing out these notices and will continue through the end of June.

- **Notice of Review of Assessed Value (Decrease)**

There are two versions of this notice, depending on whether the property had been granted a reduction in a prior year.

The notices showing decreases explain that the Assessor reviewed their property's value, and that the value will be reduced or further reduced for the upcoming tax year.

- **Notice of Review of Assessed Value (Increase)**

There are two versions of this notice, depending on whether the property value has been partially or fully restored to the Proposition 13 value.

The notices showing increases explain that the Assessor's review of their property indicated that the value had increased above their previously granted decline-in-value assessment.

- **Notice of Review of Assessed Value (No Change in Value)**

There is only one version of this notice.

The notice informs property owners that the value of their property has been reviewed, and that the market value of the property has not decreased below its prior year value, and that no change will be made for the upcoming tax year.

All the notices provide information on how to contact us if the property owner disagrees with either the no-change decision, or the new value. They also explain the filing procedure for an administrative review with our office or for an assessment appeal if we are unable to reach an agreement.

Please contact me if you have any questions; or your staff may contact my Assistant Assessor, George Renkei, or Chief Deputy, Gary Townsend, at 974-3101.

JRN:GR:tt

Attachments

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors
Mark J. Saladino, Treasurer and Tax Collector
Wendy L. Watanabe, Auditor-Controller
Andrea Sheridan Ordin, County Counsel
Board of Supervisors' Chief Deputies
David Sommers, Director, Public Affairs



COUNTY OF LOS ANGELES • OFFICE OF THE ASSESSOR

SEE REVERSE SIDE OF THIS FORM FOR ADDITIONAL INFORMATION
Si desea ayuda en Español, llame al número (213) 974-3211.

Mailing Date: June 3, 2011

NOT A TAX BILL
SEND NO MONEY

DOE, JOHN AND JANE
500 W. TEMPLE ST, RM 293
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006
REGION: 09
CLUSTER: 09390
SITUS ADDRESS:
1234 MAIN ST
LOS ANGELES, CA 90012-2770

NOTICE OF REVIEW OF 2011 ASSESSED VALUE

California Law provides for a temporary reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the lower of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

To determine the market value for the property referenced above as of January 1, 2011, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property is less than its January 1, 2011, Proposition 13 value. Your reduced 2011 assessed value is displayed in the right hand column below. Your 2011-12 taxes will be based on this temporary reduction.

Next year, the Assessor will review the property's value for a 2012 decline-in-value to reflect the lower of its market value or Proposition 13 Value as of January 1, 2012. The assessed value will never exceed its annually adjusted Proposition 13 value

Table with 3 columns: Category, 2011 PROPOSITION 13 VALUE, 2011 ASSESSED VALUE. Rows include Land, Improvements, Total Real Property, Exemption: HOMEOWNERS, and Taxable Value.

For more information regarding decline-in-value reassessments, please visit the Assessor's website at http://assessor.lacounty.gov and review the information on the website before calling or visiting the Assessor's regional office noted below. The regional office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday.

Important Assessment Appeal Information

For information and instructions about filing a formal appeal with the Assessment Appeals Board, please see the back of this notice.

Assessor's regional office:

6120 Bristol Parkway Culver City, CA 90230
(310) 665-5300

Website: assessor.lacounty.gov • Email: helpdesk@assessor.lacounty.gov

EXPLANATION OF NOTICE

A review of the assessed value of your property has been made for the reason indicated on the face of this notice.

CORRECTED ROLL VALUES. The new roll value when a correction has been made for the regular assessment roll.

CORRECTED VALUE INCREASES AND DECREASES. A correction which results in a value decrease will automatically generate a corrected (lower) tax bill, or a refund if taxes have already been paid. A value increase will generate an escape assessment and an additional bill for the added taxes due.

ASSESSOR WEBSITE. Additional information, Assessor forms and contact information can be found on the Los Angeles County Assessor's website at <http://assessor.lacounty.gov>

ANNUAL INFLATION TREND FACTORS INCREASES. The California Constitution, Article XIII A, Section 2, Subdivision (b) provides that after a new base year value assessment is enrolled on the regular assessment roll, it shall be trended each year thereafter by an inflation factor not to exceed 2 percent each year. This is known as the "trended base year value." You will not receive a notice for these annual increases.

CONTACTING THE REGIONAL OFFICE. If you are considering filing an assessment appeal, first contact the regional office listed on the face of this notice. If the regional office does not resolve the matter to your satisfaction, you must file an application with the Assessment Appeals Board in a timely manner. (See "Procedures For Filing An Assessment Appeal Application" below.)

The regional office is the only office that has the records for your property. Please refer to the Assessor's Identification Number (AIN) when making inquiries. Microfiche copies of the assessment roll are available for public inspection in all of our offices.

REQUESTING A REVIEW FROM THE REGIONAL OFFICE. For a "decline-in-value" situation, if the actual market value of your property on January 1 of the current year falls below the total real property value on the regular assessment roll, please contact our regional office between June 1 and November 30 to request a review. You may also file an application for an assessment appeal during the regular filing period from July 2 through November 30.

When your property suffers physical damage due to misfortune, calamity, or disaster (fire, flood, earthquake, etc.), contact the Assessor's Regional Office within twelve (12) months from the date of damage to file for reassessment.

APPEALING YOUR BASE YEAR VALUE WITH THE ASSESSMENT APPEALS BOARD. A formal appeal may be filed on a "Supplemental Assessment" within sixty (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. A reduction by the Board applies to the supplemental assessment and to all following regular assessment rolls. The base year value cannot be changed thereafter, except in the event of the subsequent occurrence of new construction or a change in ownership.

If you do not appeal on the supplemental tax bill, you may still appeal on the regular assessment roll during the next regular July 2 through November 30 filing period, or the regular filing period for any of the three following years. However, a reduction by the Board on such an appeal does not result in a retroactive reduction on the supplemental assessment or on any of the preceding regular assessment rolls.

PROCEDURES FOR FILING AN ASSESSMENT APPEAL APPLICATION. You may obtain assessment appeal applications by telephone, mail, or in person from the Assessment Appeals Board, Room B-4, Kenneth Hahn Hall of Administration, 500 W. Temple St., Los Angeles, CA., 90012-2770, (213) 974-1471. Forms and information are also available at the Assessment Appeals Website, <http://bos.co.la.ca.us/categories/propertytaxappeals.htm>

A formal appeal may be filed on a "Supplemental Assessment" or "Corrected Assessment Roll" within sixty (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.

An application is considered timely filed if (1) it is sent by U.S. mail, properly addressed with postage prepaid, postmarked no later than the filing deadline; OR (2) the appeals board is satisfied that the mailing occurred by the filing deadline. If the filing deadline falls on a Saturday, Sunday or legal holiday, an application that is mailed and postmarked on the next business day shall be considered timely filed.

You must file an application from July 2 through November 30 for value changes enrolled on the regular assessment roll, or for "decline-in-value" situations, when the actual market value of your property as of the preceding January 1 has fallen below the total real property assessed value.

You must file a written application, state your reason for disagreeing with the assessment, and state your opinion of the market value. You must submit market value evidence at the hearing.

If the Assessor's staff and you agree that an Assessor's judgment error has been made, the deadline to file an application can be extended to twelve (12) months following your receipt of this notice. Failure of the Assessor to make a "decline-in-value" review is not considered an Assessor's error. This provision applies only in cases where the existence of the error becomes evident after the filing deadline has passed.

Revenue & Taxation Code Section 1607 provides that, after an application is filed, and if you and the Assessor's staff agree on the value, a written stipulation can be made. If the Board accepts the stipulation, you will not need to attend a hearing. If the Board rejects the stipulation, you must subsequently attend a hearing and present evidence.

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DOE, JOHN AND JANE
500 WEST TEMPLE ST. RM 293
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006
REGION: 09
CLUSTER: 09295
SITUS ADDRESS:
1234 MAIN ST
LOS ANGELES, CA 90012-2770

NOTICE OF 2011 ASSESSED VALUE CHANGE

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Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2011.

To determine the market value for the property referenced above as of January 1, 2011, the Assessor reviewed sales of comparable properties in your area. This review indicated that a further assessed value reduction is warranted. Your reduced 2011 assessed value is displayed in the right hand column below. Your 2011-12 taxes will be based on this temporary reduction.

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DOE, JOHN AND JANE
500 W. TEMPLE ST, RM 293
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006
REGION: 10
CLUSTER: 10395
SITUS ADDRESS:
1234 MAIN ST
LOS ANGELES, CA 90012-2770

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Assessor's regional office:
1401 E. Willow St. Signal Hill, CA 90755
(562) 256-1701

Website: assessor.lacounty.gov • Email: helpdesk@assessor.lacounty.gov

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DOE, JOHN AND JANE
500 W. TEMPLE ST, RM 293
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006
REGION: 11
CLUSTER: 11495
SITUS ADDRESS:
1234 MAIN ST
LOS ANGELES, CA 90012-2770

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Assessor's regional office:

1190 Durfee Ave. South El Monte, CA 91733
(626) 258-6001

Website: assessor.lacounty.gov • Email: helpdesk@assessor.lacounty.gov

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APPEALING YOUR BASE YEAR VALUE WITH THE ASSESSMENT APPEALS BOARD. A formal appeal may be filed on a "Supplemental Assessment" within sixty (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. A reduction by the Board applies to the supplemental assessment and to all following regular assessment rolls. The base year value cannot be changed thereafter, except in the event of the subsequent occurrence of new construction or a change in ownership.

If you do not appeal on the supplemental tax bill, you may still appeal on the regular assessment roll during the next regular July 2 through November 30 filing period, or the regular filing period for any of the three following years. However, a reduction by the Board on such an appeal does not result in a retroactive reduction on the supplemental assessment or on any of the preceding regular assessment rolls.

PROCEDURES FOR FILING AN ASSESSMENT APPEAL APPLICATION. You may obtain assessment appeal applications by telephone, mail, or in person from the Assessment Appeals Board, Room B-4, Kenneth Hahn Hall of Administration, 500 W. Temple St., Los Angeles, CA., 90012-2770, (213) 974-1471. Forms and information are also available at the Assessment Appeals Website, <http://bos.co.la.ca.us/categories/propertytaxappeals.htm>

A formal appeal may be filed on a "Supplemental Assessment" or "Corrected Assessment Roll" within sixty (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.

An application is considered timely filed if (1) it is sent by U.S. mail, properly addressed with postage prepaid, postmarked no later than the filing deadline; OR (2) the appeals board is satisfied that the mailing occurred by the filing deadline. If the filing deadline falls on a Saturday, Sunday or legal holiday, an application that is mailed and postmarked on the next business day shall be considered timely filed.

You must file an application from July 2 through November 30 for value changes enrolled on the regular assessment roll, or for "decline-in-value" situations, when the actual market value of your property as of the preceding January 1 has fallen below the total real property assessed value.

You must file a written application, state your reason for disagreeing with the assessment, and state your opinion of the market value. You must submit market value evidence at the hearing.

If the Assessor's staff and you agree that an Assessor's judgment error has been made, the deadline to file an application can be extended to twelve (12) months following your receipt of this notice. Failure of the Assessor to make a "decline-in-value" review is not considered an Assessor's error. This provision applies only in cases where the existence of the error becomes evident after the filing deadline has passed.

Revenue & Taxation Code Section 1607 provides that, after an application is filed, and if you and the Assessor's staff agree on the value, a written stipulation can be made. If the Board accepts the stipulation, you will not need to attend a hearing. If the Board rejects the stipulation, you must subsequently attend a hearing and present evidence.

Important Notice: If you are mailed a "Supplemental Tax Bill" and you pay taxes through an impound account, you must contact your lender regarding payment of these taxes. Your lender may not be aware that a "Supplemental Tax Bill" has been issued. Failure to make sure that taxes are paid in a timely manner may result in a tax default and penalties.



COUNTY OF LOS ANGELES • OFFICE OF THE ASSESSOR

SEE REVERSE SIDE OF THIS FORM FOR ADDITIONAL INFORMATION
Si desea ayuda en Español, llame al número (213) 974-3211.

Mailing Date: June 3, 2011

NOT A TAX BILL
SEND NO MONEY

DOE, JOHN AND JANE
500 W. TEMPLE ST, RM 293
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006
REGION: 09
CLUSTER: 09295
SITUS ADDRESS:
1234 MAIN ST
LOS ANGELES, CA 90012-2770

NOTICE OF REVIEW OF 2011 ASSESSED VALUE

California Law provides for a temporary reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the lower of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2011.

To determine the market value for the property referenced above as of January 1, 2011, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property has not decreased below last year's 2010 assessed value. Your 2011-12 taxes will be based on the 2011 assessed value displayed below.

Next year, the Assessor will review the property's value for a 2012 decline-in-value to reflect the lower of its market value or Proposition 13 Value as of January 1, 2012. The assessed value will never exceed its annually adjusted Proposition 13 value.

Table with 4 columns: Category, 2011 PROPOSITION 13 VALUE, 2010 ASSESSED VALUE, and 2011 ASSESSED VALUE. Rows include Land, Improvements, Total Real Property, Exemption: HOMEOWNERS, and Taxable Value.

For more information regarding decline-in-value reassessments, please visit the Assessor's website at http://assessor.lacounty.gov and review the information on the website before calling or visiting the Assessor's regional office noted below. The regional office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday.

Important Assessment Appeal Information

For information and instructions about filing a formal appeal with the Assessment Appeals Board, please see the back of this notice.

Assessor's regional office:
6120 Bristol Parkway Culver City, CA 90230
(310) 665-5300

Website: assessor.lacounty.gov • Email: helpdesk@assessor.lacounty.gov

EXPLANATION OF NOTICE

A review of the assessed value of your property has been made for the reason indicated on the face of this notice.

CORRECTED ROLL VALUES. The new roll value when a correction has been made for the regular assessment roll.

CORRECTED VALUE INCREASES AND DECREASES. A correction which results in a value decrease will automatically generate a corrected (lower) tax bill, or a refund if taxes have already been paid. A value increase will generate an escape assessment and an additional bill for the added taxes due.

ASSESSOR WEBSITE. Additional information, Assessor forms and contact information can be found on the Los Angeles County Assessor's website at <http://assessor.lacounty.gov>

ANNUAL INFLATION TREND FACTORS INCREASES. The California Constitution, Article XIII A, Section 2, Subdivision (b) provides that after a new base year value assessment is enrolled on the regular assessment roll, it shall be trended each year thereafter by an inflation factor not to exceed 2 percent each year. This is known as the "trended base year value." You will not receive a notice for these annual increases.

CONTACTING THE REGIONAL OFFICE. If you are considering filing an assessment appeal, first contact the regional office listed on the face of this notice. If the regional office does not resolve the matter to your satisfaction, you must file an application with the Assessment Appeals Board in a timely manner. (See "Procedures For Filing An Assessment Appeal Application" below.)

The regional office is the only office that has the records for your property. Please refer to the Assessor's Identification Number (AIN) when making inquiries. Microfiche copies of the assessment roll are available for public inspection in all of our offices.

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