



NOTIFICATION OF 2016-2017 ASSESSED VALUE

July 2016

**THIS IS NOT A TAX BILL
ANNUAL NOTICE ONLY**

Dear San Francisco Property Owner:

I am writing to inform you of the **assessed value for your property as of January 1, 2016**. The net assessed value is the basis for your 2016-2017 property tax bill that will be mailed to you before November 1.

PROPERTY LOCATION	
BLOCK and LOT	
2016-2017 Factored Base Year Value (Proposition 13)	\$XXXX
2016-2017 Real Property Taxable Value	\$XXXX
2016-2017 Personal Property/Fixtures (+)	\$XXXX
2016-2017 Exemption (-)	\$XXXX
2016-2017 Net Assessed Value	\$XXXX

Homeowner's Exemption Notice

If you own and occupy this property as your primary residence, you may be eligible for a homeowner's exemption. You are allowed only one homeowner's exemption in the State of California. If you are eligible and do not see an exemption amount listed in this box, please submit a completed Homeowner's Exemption Claim Form (See the back for more information)

Your assessed value may have changed from the previous year due to the following reasons:

1. Inflationary increase of up to 2% allowed under Proposition 13.
2. Change in ownership of your entire property or portion of property.
3. New construction, including remodeling, addition, etc.
4. Restoration of factored base year value from prior year temporary reductions due to economic conditions, fire damage, or other calamity.

This is an informational letter, no action is required. However, if you believe your property's market value on January 1, 2016 is less than the 2016-2017 Factored Base Year Value shown above, you may file a formal appeal with the Assessment Appeals Board beginning July 2, 2016 with a deadline of September 15, 2016 (see the back more information).

Answers to frequently-asked questions are provided on the back of this notice. If you have further questions, please visit our website www.sfassessor.org or contact us through San Francisco's one-stop 311 Customer Service Center by dialing 3-1-1 (within San Francisco's 415 area code) or by calling 415-701-2311 (outside San Francisco).

Sincerely,

Carmen Chu
Assessor-Recorder

Translations of this notice are available:

Esta carta y formulario está disponible en español. www.sfassessor.org/forms-spanish
此信件和申報表的内容有中文版本。 www.sfassessor.org/forms-chinese
Ang sulat at form na ito ay available sa Filipino. www.sfassessor.org/forms-tagalog

City Hall Office: 1 Dr. Carlton B. Goodlett Place
Room 190, San Francisco, CA 94102-4698
www.sfassessor.org | assessor@sfgov.org

REQUEST FOR TRANSLATED NOTICE

If you would like to receive future notices from our office in a language other than English, please submit an online request using the link below. You can also check the appropriate box below or write in the language, and return this bottom portion to our office.

- ☐ Si quiere recibir notificaciones en el futuro en español, marque aquí y envíe de regreso la porción de abajo, o sometala por internet.
- ☐ 若你希望本辦公室將來郵寄中文信函給你，請選擇此方格並將本部分撕下然後寄回本辦公室，或直接前往以下網址申請。
- ☐ Magmula ngayon, kung nais ninyong matanggap lahat ng inyong notisya sa wikang Filipino, mangyaring i-check dito at ibalik ang ilalim na bahagi. Maaari din mag submit online.
- ☐ Other Languages: _____

Request Online / Solicitación por internet/ 網上申請: www.sfassessor.org/language-preference

Office Address/ Dirección de oficina/ 本辦公室地址:

San Francisco Assessor-Recorder's Office, 1 Dr. Carlton B. Goodlett Place, City Hall, Rm 190, San Francisco, CA 94102

FREQUENTLY ASKED QUESTIONS (FAQs)

Q1. How is my property’s assessed value determined?

In 1978, Proposition 13 passed in California which governs state property tax law. Generally, under this law, a base year value is set when you purchase your property or complete new construction. This value is the starting point that is used to calculate your ongoing annual assessments.

After the base year value is set, it is adjusted annually for inflation, with any annual increase limited to not more than 2% (For example, inflation factor is 1.525% for FY 2016-17). This adjusted value is known as the “factored base year value.” Remember, base year value may also be adjusted if there is:

- ◆ A change in ownership of the property; OR
- ◆ New construction activity (new construction may include construction of new buildings, remodeling, additions, etc.)

Usually, the factored base year value, minus eligible exemptions, is the net assessed value which is used to calculate your property taxes.

Q2. Why does the assessed value not reflect my recent purchase price or the added value of my new construction?

A common reason may be that your assessed value for the current tax cycle has not been updated to reflect the changes. After we have processed your case and have made changes to our records, including updating the assessment, we will issue you a Notice of Supplemental and/or Escape Assessment. This letter will notify you of the difference between the prior value and the market value at the time of purchase or market value of your new construction. You will then receive a corresponding tax bill from the Office of the Treasurer & Tax Collector (a separate office) to cover that difference in value.

Note: Please pay the taxes billed by the Office of the Treasurer & Tax Collector or you may incur penalties. Remember to set aside funds to pay for any increase in taxes that are not yet reflected in the records.

Q3. What is the difference between the Office of the Assessor-Recorder and the Office of the Treasurer & Tax-Collector?

The Office of the Assessor-Recorder is responsible for determining the assessed value of your property.

The Office of the Treasurer & Tax Collector, a separate organization, is responsible for mailing out tax bills, collecting payments, applying penalties and issuing refunds.

Q4. How do I calculate my property tax?

Your net assessed value is **not** the amount you owe in property taxes. Your property taxes are generally calculated by taking the net assessed value multiplied by the yearly tax rate. See the formula below:

Assessed Value

X

Tax Rate

=

Property Tax Due

The tax rate for this fiscal year has not yet been established by the Board of Supervisors. But you may estimate your taxes by multiplying your net assessed value by last year’s tax rate of 1.1826%.

For example, if the net assessed value is \$700,000, your property tax will be approximately \$8,278.2.

\$700,000

X

0.011826

=

\$8,278.20

Please note, on top of this amount there may be additional special assessment/fees/liens included on your tax bill.

Q5. What is the Homeowner’s Exemption? Does that reduce my tax bill?

If you own and occupy your property as a primary residence, you may be eligible for a Homeowner’s Exemption.

The Homeowner’s Exemption is a \$7,000 deduction from your assessed value, not from your property tax due. Using the example above, if you qualify for the exemption, your assessed value will be reduced to 693,000 (\$700,000-\$7,000) and you should expect to save \$ 82.78.

(\$700,000 - \$7,000)

X

0.011826

=

\$8,195.42

If you are eligible and do not see an exemption amount listed on the front page, please download the Homeowner’s Exemption Claim form from our website (www.sfassessor.org).

Q6. What if I disagree with my assessed value?

You may file a formal appeal with the Assessment Appeals Board, an independent review board appointed by the Board of Supervisors, beginning July 2 with a deadline of September 15.

Application information may be obtained from the Clerk of the Assessment Appeals Board, City Hall – Room 405, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by visiting www.sfgov.org/aab.

HELP US COMMUNICATE WITH YOU BETTER!

We are gathering additional contact information to better communicate with you. Your information is strictly for office use only; this information will not be sold or distributed to a third party for any purpose. Participation is voluntary.

三藩市估值官辦公室現收集一些個人資料（自願性參與），目的是更效推廣本辦公室為你提供的服務。所收集的資料絕對保密，不會出售或發放予第三者作任何用途。你的個人資料只限於本辦公室使用。

Estamos voluntariamente recopilando información personal para mejor comunicar nuestros servicios a usted. Esta información permanecerá privada y no será vendida o distribuida a terceras personas para cualquier otro propósito. Su información es estrictamente para uso interno de nuestro departamento.

Kami po ay kusang loob na humihingi ng inyong personal impormasyon upang maging mas mahusay ang aming serbisyo sa inyo. Ang mga impormasyon na ito ay pribado at hindi ibebenta o ipapasa kanino man. Ito po ay pang “department use” lamang .

Name:

Phone

Email