SLO County Assessor
1055 Monterey Street, Suite D360
San Luis Obispo, CA 93408

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ATTENTION PROPERTY OWNER

A Message from County Assessor
Tom J. Bordonaro, Jr.

Dear Property Owner,

Home values are on the rise in San Luis Obispo County. This is welcome news for many who saw a decline in their property's value.

Since the beginning of the housing crisis, **my office has proactively responded to the decline in market value — saving SLO County taxpayers tens of millions of dollars.**

Since 2008, we reviewed the value of more than 50,000 properties to determine if their assessments were greater than their market value and should be reduced.

As a result of the decline in value, many property owners benefited from Proposition 8, a 1978 initiative, which allows a temporary reduction in assessed value that, in turn, lowers property taxes for owners.

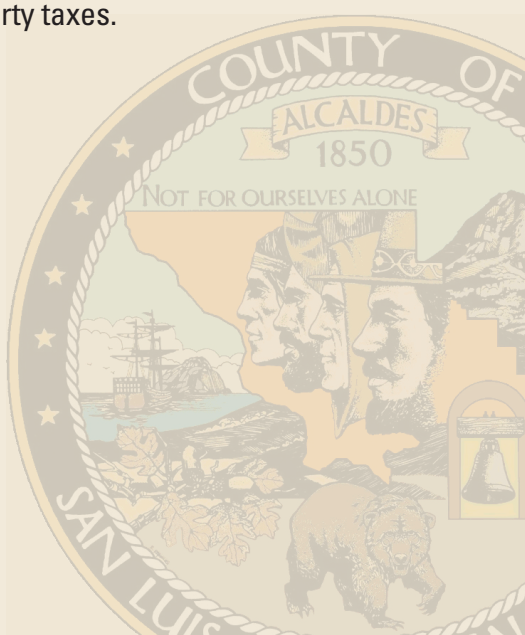
However, now that property values are rising, property owners that experienced a reduction in property taxes could soon see their property tax bill go up by more than 2 percent.

I urge you to review some of the frequently asked questions regarding how property values are assessed and the result on property taxes.

Sincerely,

Tom J. Bordonaro, Jr.
San Luis Obispo County Assessor

P.S. If you have any further questions, please don't hesitate to call my office at 805.781.5643 or 805.461.6143 or visit www.slocounty.ca.gov/Assessor.



Understanding How Property Values are Assessed

Frequently Asked Questions

What is Proposition 13?

California's Proposition 13, passed in 1978, establishes the base year value for property tax assessment. It also caps the growth of a property's assessed value at no more than two percent a year unless the market value of a property falls below the base year value.

What is Proposition 8?

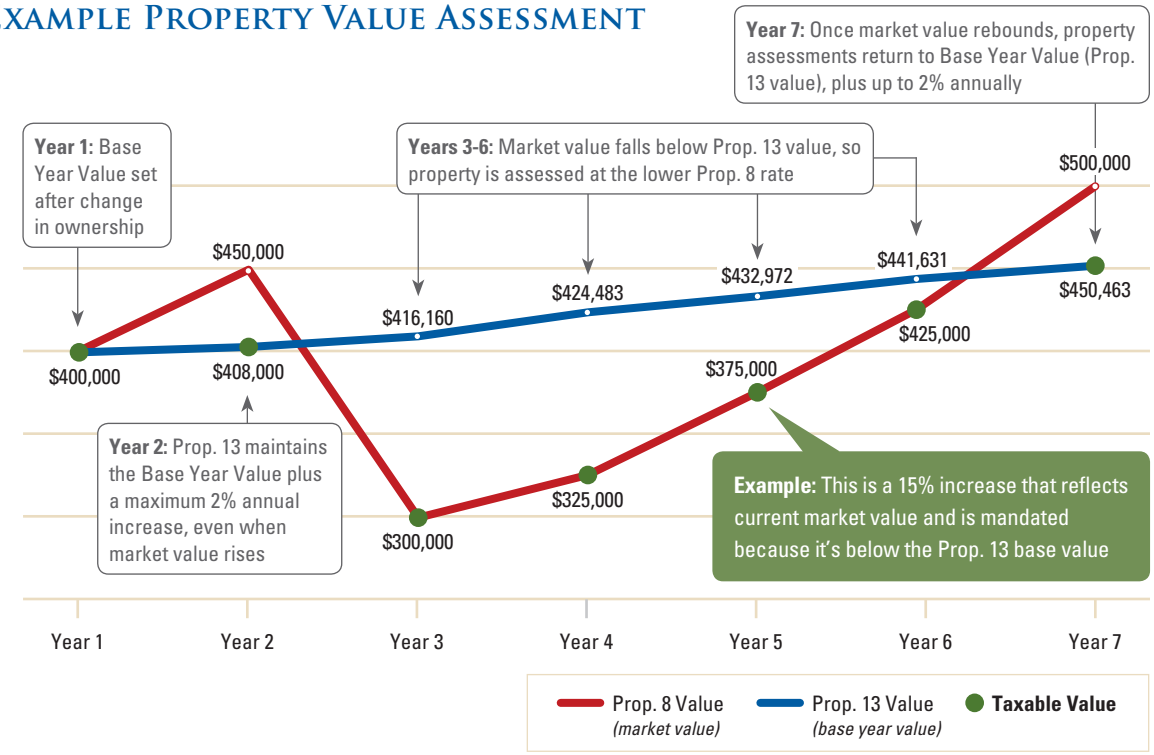
Also passed in 1978, **Proposition 8 allows a property to be temporarily reassessed at a lower value.** It requires that either the adjusted base year value (Prop 13 value) or the current market value determines a property's annual assessment — whichever is lower.

When would the assessed value of my property increase by more than two percent?

Under Proposition 13, base year values may not be increased by more than two percent per year unless there is a change in ownership or new construction.

However, if a property declined in value and was assessed under Proposition 8, once the value of the property rises, the taxable value can increase by more than two percent a year up to the annually adjusted base year value (Prop 13 value). When a property is assessed under Proposition 8, the Assessor's office is mandated to assess the property value every year.

Example Property Value Assessment



Check your mailbox for your annual Notification of Assessed Value

San Luis Obispo County will mail annual Notifications of Assessed Value for properties under Proposition 8 in early July. The annual notice will contain the assessed value for the 2014/15 tax year and what to do if you do not agree with the assessed value.