



Sacramento County
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FOR IMMEDIATE RELEASE

ASSESSOR ANNOUNCES SACRAMENTO COUNTY 2009-10 PROPERTY TAX ROLL TOTALS DROP FOR FIRST TIME IN THE POST-PROP 13 ERA

Sacramento County Assessor Ken Stieger announced that the 2009-10 assessment roll was completed on July 3. The total assessed value of the combined secured and unsecured property tax roll is \$131,627,517,985.

For the first time in the post-Prop 13 era, the roll value has declined from the prior year. This year's amount was \$9 billion less than the 2008-09 assessment roll total, or a 6.4% drop. In contrast, the roll grew by almost 15% in 2006-07.

These roll totals reflect the continuing decline in values in the local real estate market. The Assessor's Office reviewed the market values of residential properties in Sacramento County and reduced the assessed values for over 170,000 of them. These decreases are often referred to as Proposition 8 (Prop 8) reductions, reflecting the 1978 ballot proposition that authorized them.

Generally speaking, properties purchased in 2002 and later are affected. However, in some hard-hit areas, properties acquired earlier have received reductions. Most decreases will range between 10% and 50% of the property's Proposition 13 (Prop 13) factored base year value. The reductions will be reflected on tax bills issued in October of 2009.

The majority of the remaining residential properties in the county, some 230,000 parcels, will continue to be assessed under Prop 13 provisions and will **not** be receiving reductions.

Taxpayers will be able to determine their reduced assessed value prior to the October 2009 tax bill mail out. Assessed value information for all parcels will be available through the Assessor's Parcel Viewer web site as of July 13, 2009.

Even though this is the third consecutive year of Prop 8 reductions in Sacramento County, taxpayers should keep in mind that these reductions are temporary. Once a property receives a Prop 8 reduction, its value must be reviewed each year to determine whether the January 1 fair market value remains less than its Prop 13 base year value (typically acquisition value) plus inflationary adjustments. The lower of these two values is the value used for property tax purposes.

Since the reduced Prop 8 value represents the property's January 1 fair market value, it can fluctuate from year to year without limitation to reflect changes in the real estate market for as long as the market value remains less than the Prop 13 factored base year value. When the real estate market recovers and the market value exceeds the factored base year value, the property's Prop 13 value will be restored as the assessed value.

Assessor Stieger wishes to alert the public that property owners may receive solicitations from private businesses and individuals offering assistance in filing for assessment reviews for a fee. While property owners are certainly at liberty to use these private companies, they can file a Decline-in-Market Value Request for Assessor Review with the Assessor's Office themselves at absolutely no cost.

For more information on property tax assessment, including information on Prop 8 reductions and instructions for filing Prop 8 reviews, taxpayers may visit the Assessor's website: www.assessor.sacounty.net or visit the Assessor's office in person at 3701 Power Inn Road, Suite 3000 (Monday -Friday 8 a.m. - 5 p.m.).

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