

Property Tax Guide

Fast Fact

#58

	2nd		Tax Bills	
Installment		Beginning	Mailed	1st Installment
Delinquent		0 0	Last Week Delinquent of October December 10th	
Lien Date April 10th		Tax Year		
t 2nd Installment rue February 1st	Day to File Homeowne Exemption—I File by Decen	July 1st for ers 100% mber	Insta I Nov	1st Allment Due Zember 1st
2	t tand Installment	Installment Delinquent April 10th t April 15th, I Day to File Homeowne Exemption— File by Dece	Installment Beginning Delinquent of Fiscal April 10th Tax Year July 1st April 15th, Last Day to File for	Installment Beginning Mailed Delinquent of Fiscal Last Week April 10th Tax Year t April 15th, Last Day to File for ue February 1st Homeowners Exemption—100% File by December

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Closing Month	1st Payment	Estimated Impounds	Tax Message
January	March	2 Months	All Paid
February	April	2 Months	All Paid
March	May	3 Months	All Paid
April	June	4 Months	All Paid
May	July	5 Months	All Paid
June	August	6 Months	All Paid
July	September	7 Months	All Paid
August	October	8 Months	All Paid
September	November	9 Months	All Paid
October	December	4 Months	Pay 1st Half
November	January	5 Months	Pay 1st Half
December	February	6 Months	Pay 1st Half

NOTES

- 1. Owner must own and occupy property on the 1st of March to be eligible for applicable exemptions.
- 2. Penalties for delinquency are 10% on the date of delinquency plus \$10.00 costs for delinquent 2nd installment. Thereafter, 1.5% per month of original tax amount until paid.
- 3. Property may be sold at public auction after 5 years of delinquency.
- 4. Property taxes are based on the assessed value of your property. Property tax bills show land and improvement values. Improvements include all assessable buildings and structures on the land.
- 5. Proposition 13 (passed in 1978) substantially reduced property tax rates. As a result, the maximum levy cannot exceed 1% of a property's assessed value (plus bonded indebtedness and direct assessment taxes.) Increases in assessed value are limited to 2% annually. Only four events can cause a reappraisal:
 - A change in ownership
 - Completed new construction
 - New construction partially completed on line date (January 1st)
 - A decline-in-value
- 6. State law requires the Assessor to reappraise property upon a change in ownership or completion of new construction. The supplemental assessment reflects the difference between the reappraised value and the prior value.
- 7. Supplemental tax bills are mailed directly to the property owner and do not go to impound accounts. The owner is responsible to verify if the lender will pay the supplemental bill.