

Susan M. Ranochak
Mendocino County Assessor/
Clerk/Recorder

**2017-18 INFORMAL REQUEST
FOR DECLINE IN MARKET
VALUE PROP 8 REASSESSMENT**

501 Low Gap Rd., Rm.
1020 Ukiah, CA 95482
Phone: 707-234-6800
Fax: 707-463-6597

California State Revenue and Taxation Code, Section 51 authorizes the Assessor to **temporarily** lower the assessed value of any real property when it is greater than the market value as of the January 1, lien date. If you have evidence that the market value of your property as of **January 1, 2017** is less than the assessed value, please provide the information below and return this request to the Assessor's Office. If you have any questions please contact our office at 707-234-6800.

This form allows you to request a review of the assessment of your property due to a decline-in-value. Please provide evidence to support your opinion of value as of January 1, 2017. **A simple statement that property values have declined is not sufficient to justify a reduction.** The best evidence or support includes information on sales of comparable properties. You should select three comparable properties that sold as close to January 1, 2017 as possible, but no later than March 31, 2017. (Comparable sales between July 2016 and March 2017 are best)

CONTACT INFORMATION		PROPERTY INFORMATION	
Name		Assessor's Parcel Number	
Mailing Address		Property Address	
City/State/Zip		City/State/Zip	
Daytime Telephone		Assessed Value (from tax bill)	
E-Mail Address		Date of Purchase	
Your Opinion of Value as of January 1, 2017		Purchase Price	

COMPARABLE PROPERTY INFORMATION

				Description	
Sale	Address or Assessor's Parcel Number	Sale Date (No later than 3/31/2017)	Sale Price \$	<u>Single Family</u> Include bldg. size, yr. built, # of bedrooms, baths, proximity	<u>Commercial/Industrial</u> Include bldg. & land size, use, zoning, yr. built, proximity & income
				<u>Multi Residence</u> # of units and income	
1					
2					
3					

IMPORTANT - SIGNATURE

Your property taxes are still due by the delinquent date printed on the bill from the Tax Collector. The filing of an assessment review or an assessment appeal does not alter or delay the date taxes are due. The Tax Collector will add interest and penalties to the amount you owe if your payment is late.

I have read and understood the statement above. I agree to allow the Assessor's staff to inspect the property, including the interior of any improvements, if necessary. (An Appraiser will call to schedule an appointment, if needed).

Signature	Title (Owner, Agent, etc)	Date
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Preserve your appeal rights. If you disagree with the Assessor's findings resulting from this application, you have formal appeal rights pertaining to your original assessment if an Application for Changed Assessment is filed timely. To obtain an application you need to contact the Clerk of the Assessments Appeals Board at 707-463-4221.

Please Note. The Assessment Appeal Filing period is from **July 2 through November 30, 2017.**

Protect your appeal rights. Appeals must be postmarked by the deadline regardless of the status of this separate "Request For Decline In Market Value."

REQUEST MUST BE POSTMARKED NO LATER THAN DEC. 10th