



Property Tax Information

County of Mendocino
 Offices of Assessor, Tax Collector & Auditor

How to Calculate Your Taxes

The following example is a single family home with a homeowner's exemption:

Property Value	\$375,000
Homeowner's Exemption	(<u>7,000</u>)
Net Assessed Value.....	\$368,000
Applicable Tax Rate *	\$1.155 (per \$100 assessed value)
Tax Due = \$368,000 x .01155 =	\$4,250.40
	(\$1.155 divided by 100)
Add special taxes or assessments.....	\$ <u>120.00</u>
	(Example is a fire charge - varies by district)
Net Tax Due	<u>\$4,370.40</u>

*Applicable Tax Rate

The applicable tax rate will vary by the location of the property, primarily what school district the property is in. The basic tax rate is 1%. In addition to the 1% any voter approved debt is included in the rate. These would be school and/or municipal bonds.

For example, the basic tax rate in the Ukiah valley for 2015-16 is \$1.155. This rate is broken down as follows:

\$1.000	Countywide 1%
.131	Ukiah Unified Bond
<u>.024</u>	Mendocino College Bond
\$1.155	Total Rate