



**TOM J. SLAVICH
SAN BENITO COUNTY ASSESSOR**

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www.sanbenitocountyca.gov/departments/assessor

DATE STAMP

**Request for "Decline-in-Value" Review
Reassessment (Prop. 8) - Residential Properties**

Please complete all sections of this form including the back side

Section 51 of the California Revenue and Taxation Code authorizes the Assessor to lower the value of any real property where the assessed value is **greater** than the current market value as of the January 1 lien date. If you have evidence that the value of your property as of January 1 is less than the current assessed value, please provide the information requested below and return this application to the Assessor's Office. **Applications for decline-in-value received after December 31 will be considered for the next tax year.** It is the goal of the Assessor's Office to review all timely filed applications and notify applicants of the findings as quickly as possible.

Applications filed before November 30th are also eligible for an assessment appeal with the Assessment Appeals Board. Assessment appeal applications are available from the Clerk of the Board at 831-636-4000.

IMPORTANT: You should keep a copy of this application for your records and as a reminder to file an assessment appeal if you do not receive the Assessor's findings prior to November 30th.	HAVE YOU FILED AN APPEAL WITH THE CLERK OF THE BOARD YES <input type="checkbox"/> NO <input type="checkbox"/>
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Section 1. Property Information

Assessment Number / Assessor's Parcel Number (APN): _____

Name: _____ Daytime Telephone: (____) _____

Property Address: _____
Street City Zip code

Mailing Address: _____
Street City/State Zip code

E-mail Address: _____

Your opinion of value as of **January 1**: \$ _____ Current taxable value: \$ _____
(Refer to your most recent assessment notice)

Please complete Section 2 on the back of this form.

Summary Information:	Assessor's Use Only
<input type="checkbox"/> Additional info required by _____	<input type="checkbox"/> Advised of Results _____
<input type="checkbox"/> No action required / No new info	<input type="checkbox"/> Referred to Appraiser _____
<input type="checkbox"/> Action required / Additional info provided	<input type="checkbox"/> Other, See report

Comparable Market Data Information

Section 2. Comparable Market Data Information

To assist in your review, please provide sufficient data to support your opinion of value. Please provide information on recently listed or sold properties that are similar to yours. **Attach additional sheets as necessary.** Sales dates of comparable properties should not be after March 31 of the year in question.

Comparable sales which sold after March 31 of the year in question cannot be considered due to Section 51 of the California Revenue and Taxation Code.

Comparable Sales:

Sale or Listing	Address/Location of property.	Sale Date	Sale Price	Characteristics of Property (Bdrm/Bath count, Res sf, Lot size etc.)
1				
2				
3				
4				

Section 3. Additional Information/Comments (optional) or attach additional information as needed.

Section 4. 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. (An Appraiser will call to set up an appointment.)

Signature

Title (Owner, Agent, etc.)

Date