

# Property Tax Guidelines California

## Important Dates

<i>Valuation Date</i>	January 1st of each year per annual reassessment cycle
<i>Tax Bills Due</i>	First half installment due December 10th Second half installment due April 10th
<i>Assessment Cycle</i>	Typically in early October
<i>Valuation Notice</i>	Assessment notices are issued from June through August depending on jurisdiction
<i>Appeal Deadline</i>	<b><u>Annual Assessment</u></b> <b>September 15th</b> – Alameda, Alpine, Inyo, Kings, Placer, San Francisco, San Luis Obispo, Santa Clara, Sierra, and Ventura counties  <b>November 30th</b> – all other counties  <b><u>Supplemental Assessment</u></b> 60 days from the mail date stated on the assessment notice

## Who is assessing?

County Tax Assessor's Office

## How is the assessed value determined?

Per Proposition 13, annual increases of assessed value of real property are not to exceed 2% per year except in cases of a change in ownership, completion of new construction and/or in the case of a value restoration due to a prior year decline in value (Prop. 8) assessment. These rules apply equally to all real estate – both residential and commercial.

## Which properties are the best candidates for appeal?

Properties that have recently changed ownership or have recently been completed are the best candidates for property tax appeal.

## What are the levels of appeal?

County Assessment Appeals Board  
State Board of Equalization  
Superior Court  
California Court of Appeals  
California Supreme Court



## ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

## CONTACT

**Gil Licudine, CPA, JD**  
*Senior Managing Director  
Specialty Practice Leader – Property Tax*

t 312-224-3263  
m 312-859-0166  
gil.licudine@nrmk.com

**Michael Diaz**  
*Managing Director  
West Regional Leader – Property Tax*

t 949-608-2135  
m 714-615-1248  
michael.diaz@nrmk.com