

**APPLICATION FOR CHANGED ASSESSMENT**

County of San Mateo Assessment Appeals Board  
 400 County Center, BOS 104 • Redwood City • CA 94063-1646  
 Phone: (650) 363-4573 • Fax: (650) 364-3955 E-Mail: AAB@smcgov.org

**APPEALS OF REGULAR ASSESSMENTS MUST BE  
 POSTMARKED ON OR BEFORE DECEMBER 2, 2013**

DO NOT WRITE IN THIS SPACE

**NON-REFUNDABLE FILING FEE:**

**\$30.00 TO BE PAID AT TIME OF FILING**

**Please make check(s) payable to: "San Mateo County AAB"**

Received: \_\_\_\_\_ Postmark: \_\_\_\_\_

Appeal Number: 2013 - \_\_\_\_\_

*This form contains all the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information the appeals board considers necessary may result in denial of the appeal or the continuance of the hearing.*

**PLEASE TYPE OR PRINT IN INK—SEE INSTRUCTIONS FOR FURTHER INFORMATION**

**1. APPLICANT INFORMATION**

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL)	E-MAIL ADDRESS
DBA:	

MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P.O. BOX)

CITY	STATE	ZIP CODE	DAYTIME TELEPHONE	ALTERNATE TELEPHONE	FAX NUMBER
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**2. AGENT OR ATTORNEY FOR APPLICANT**

NAME OF AGENT OR ATTORNEY	EMAIL ADDRESS
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CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INITIAL)

MAILING ADDRESS (STREET ADDRESS OR P.O. BOX)

CITY	STATE	ZIP CODE	DAYTIME TELEPHONE	ALTERNATE PHONE	FAX TELEPHONE
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**AUTHORIZATION OF AGENT**

*If the applicant is a corporation, the agent's authorization must be signed by an officer or authorized employee of the business entity. If the agent is not an attorney licensed in California, or a spouse, child, or parent of the person affected, this section must be completed. A separate authorization may be attached to this application. Refer to the instructions for the required information.*

NAME OF AGENT OR ATTORNEY	E-MAIL ADDRESS
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*is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.*

SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE	TITLE	DATE
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**3. PROPERTY IDENTIFICATION INFORMATION**

SECURED ASSESSOR'S PARCEL NUMBER	UNSECURED ACCOUNT OR TAX BILL NUMBER
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PROPERTY ADDRESS OR LOCATION

**PROPERTY TYPE:**

- |  |  |
|--|--|
| <input type="checkbox"/> SINGLE-FAMILY RESIDENCE/CONDO/TOWNHOUSE | <input type="checkbox"/> APARTMENTS (NUMBER OF UNITS _____ ) |
| <input type="checkbox"/> COMMERCIAL/INDUSTRIAL                   | <input type="checkbox"/> BOAT OR AIRPLANE                    |
| <input type="checkbox"/> AGRICULTURAL                            | <input type="checkbox"/> VACANT LAND                         |
| <input type="checkbox"/> BUSINESS PERSONAL PROPERTY/FIXTURES     | <input type="checkbox"/> OTHER _____                         |

IS THIS PROPERTY AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING?  YES  NO

4. VALUE	A. VALUE ON ROLL	B. APPLICANT'S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND			
IMPROVEMENTS/STRUCTURES			
TREES & VINES			
FIXTURES			
PERSONAL PROPERTY			
TOTAL			
PENALTIES			

**5. TYPE OF ASSESSMENT BEING APPEALED (check one) IMPORTANT - SEE INSTRUCTIONS FOR FILING PERIODS**

- REGULAR ASSESSMENT — VALUE AS OF JANUARY 1 OF THE CURRENT YEAR
- SUPPLEMENTAL ASSESSMENT **ROLL YEAR:** \_\_\_\_\_  
ATTACH 2 COPIES OF NOTICE (OR TAX BILL IF NOTICE WAS NOT TIMELY RECEIVED)  
DATE OF NOTICE OR TAX BILL \_\_\_\_\_
- ROLL CHANGE/ESCAPE ASSESSMENT/CALAMITY REASSESSMENT **ROLL YEAR:** \_\_\_\_\_  
ATTACH 2 COPIES OF NOTICE (OR TAX BILL IF NOTICE WAS NOT TIMELY RECEIVED)  
DATE OF NOTICE OR TAX BILL \_\_\_\_\_

**6. THE FACTS THAT I RELY UPON TO SUPPORT REQUESTED CHANGES IN VALUE ARE AS FOLLOWS:** You may check all that apply. If you are uncertain of which item to check, please check "I. OTHER." Attach two copies of a brief explanation of your reason(s) for filing this application. PLEASE SEE INSTRUCTIONS BEFORE COMPLETING THIS SECTION.

- A. DECLINE IN VALUE:
  - The assessor's roll value exceeds the market value as of January 1 of the current year.
- B. CHANGE IN OWNERSHIP
  - 1. No change in ownership or other reassessable event occurred on the date of \_\_\_\_\_.
  - 2. Base year value for the change in ownership established on the date of \_\_\_\_\_ is incorrect.
- C. NEW CONSTRUCTION
  - 1. No new construction or other reassessable event occurred on the date of \_\_\_\_\_.
  - 2. Base year value for the new construction established on the date of \_\_\_\_\_ is incorrect.
- D. CALAMITY REASSESSMENT
  - Assessor's reduced value is incorrect for property damaged by misfortune or calamity.
- E. PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value.
  - 1. All personal property/fixtures.
  - 2. Only a portion of the personal property/fixtures. Attach description of those items.
- F. PENALTY ASSESSMENT
  - Penalty assessment is not justified.
- G. CLASSIFICATION
  - Assessor's classification and/or allocation of value of property is incorrect.
- H. APPEAL AFTER AN AUDIT. MUST include description of each property, issues being appealed, and your opinion of value. Please refer to instructions.
  - 1. Amount of escape assessment is incorrect.
  - 2. Assessment of other property of the assessee at the location is incorrect.
- I. OTHER:
  - Attach explanation.

**7. WRITTEN FINDINGS OF FACTS** (For the schedule of fees, please contact the AAB Clerk)

- Are requested
- Are not requested

8. Do you want to designate this application as a claim for refund?  Yes  No  
Please refer to instructions first.

**CERTIFICATION**

*I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of the taxes on that property—"The Applicant"), (2) an agent authorized by the applicant under Item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar No. \_\_\_\_\_, who has been retained by the applicant and has been authorized by that person to file this application.*

SIGNATURE	SIGNED AT	CITY	STATE	DATE
▶				

**NAME AND TITLE (please type or print)**

**FILING STATUS**

- Owner  Agent  Attorney  Spouse  Registered Domestic Partner  Child  Parent  Person Affected

**THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION**

## INFORMATION AND INSTRUCTIONS FOR APPLICATION FOR CHANGED ASSESSMENT

The State Board of Equalization has prepared a pamphlet to assist you in completing this application. You may download a copy of Publication 30, *Residential Property Assessment Appeals*, at [www.boe.ca.gov](http://www.boe.ca.gov) or contact the clerk of your local board for a copy.

Filing this application for reduced assessment does not relieve the applicant from the obligation to pay the taxes on the subject property on or before the applicable due date shown on the tax bill. If a reduction is granted, a proportionate refund of taxes paid will be made by the county.

Based on the evidence, the appeals board can increase as well as decrease an assessment. The decision of the appeals board upon this application is final; the appeals board may not reconsider or rehear any application. However, either the applicant or the assessor may bring timely action in superior court for review of an adverse action if Written Findings of Fact have been properly requested. See the instructions for Box 7 for more information regarding the request for Written Findings of Fact and payment of Written Findings of Fact fees.

An application may be amended until 5:00 p.m. on the last day upon which the application might have been timely filed. After the filing period, an invalid or incomplete application may be corrected at the request of the clerk or amendments may be made at the discretion of the board. Contact the clerk for information regarding correcting or amending an application.

The appeals board can hear matters concerning an assessor's allocation of exempt values. However, it cannot hear matters relating to a person's or organization's eligibility for a property tax exemption. Appeals regarding the denial of exemptions are under the jurisdiction of the assessor and/or the courts.

The following numbered instructions apply to the corresponding numbers on the application form.

**Please type or print in ink all information on the application form.**

**Box 1.** Enter the name and mailing address of the applicant. If the applicant is other than the assessee (e.g., leased property), attach an explanation. NOTE: An agent's address may not be substituted for that of the applicant.

**Box 2.** Provide the name and mailing address of the agent or attorney, if applicable. If the agent is not a California-licensed attorney, you must also complete the agent's authorization section, or an agent's authorization may be attached to this application. An attached authorization must contain all of the following information.

- The date the authorization is executed.
- A statement that the agent is authorized to sign and file applications in the calendar year of the application.
- The specific parcel(s) or assessment(s) covered by the authorization, or a statement that the agent is authorized to represent the applicant on all parcels and assessments located within the county that the application is being filed.
- The name, address, and telephone number of the agent.
- The applicant's signature and title.
- A statement that the agent will provide the applicant with a copy of the application.

**Box 3.** If this application is for an assessment on secured property, enter the Assessor's Parcel Number which is printed on both your assessment notice and tax bill. If the property is unsecured (e.g., an aircraft or boat), enter the account/tax bill number from your tax bill. Enter a brief description of the property location, such as street address, city, and zip code, sufficient to identify the property and assessment being appealed.

For a single-family dwelling, indicate if the dwelling is owner-occupied.

**Box 4. Column A:** Enter the amounts shown on your assessment notice (or tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605) for the year being appealed. If you are appealing a current year assessment (base year or decline in value) and have not received an assessment notice, or are unsure of the values to enter in this section, please contact the assessor's office. If you are appealing a calamity reassessment or an assessment related to a change in ownership, new construction, roll change, or escape assessment, refer to the reassessment notice you received.

**Column B:** Enter your opinion of value for each of the applicable categories. **If you do not state an opinion of value, it will result in the rejection of your application.**

**Column C:** This column is for use by the appeals board. **Do not enter any figures in this column.**

**Box 5.** CHECK ONLY ONE ITEM PER APPLICATION. Check the item that best describes the assessment that you are appealing.

*Regular Assessment* filing dates for the 2013 Tax Year are July 2, 2013 through December 2, 2013. Check the *Regular Assessment* box for:

- Decline in value appeals
- Change in ownership and new construction appeals filed **after** 60 days of the mailing of the supplemental assessment notice (or supplemental tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605)

*Supplemental Assessment* filing dates are within 60 days after the mailing date printed on the supplemental notice (or supplemental tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605), or the postmark date of such notice or tax bill, whichever is later. Check the *Supplemental Assessment* box for:

- Change in ownership and new construction appeals filed **within** 60 days of the mailing date printed on the supplemental assessment notice (or supplemental tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605), or the postmark date of such notice or tax bill, whichever is later.

*Roll Change and Escape Assessment* filing dates are within 60 days after the mailing date printed on the assessment notice, or the postmark date of the notice, whichever is later. *Calamity Reassessment* filing dates are within six months after the mailing of the assessment notice. Check the *Roll Change/Escape Assessment/Calamity Reassessment* box for:

- Roll corrections
- Escape assessments, including those discovered upon audit
- Property damaged by misfortune or calamity

For *Supplemental Assessment and Roll Change/Escape Assessment/Calamity Reassessment* appeals, indicate the roll year and provide the date of the notice (or tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605). Typically, the roll year is the fiscal year that begins on July 1 of the year in which you file your appeal. Attach two (2) copies of the supplemental or escape assessment notice (or supplemental or escape tax bill if the notice was not timely received pursuant to Revenue & Taxation Code § 1605).

**Box 6.** Please mark the item or items describing your reason(s) for filing this application. If you prefer, you may attach two copies of a brief explanation of the facts relied upon to support your claim. You are not required to provide evidence with this application and you should be aware that any such explanation or information will not be considered as evidence unless and until you introduce it as evidence at hearing. If you selected DECLINE IN VALUE, be advised that the application will only be effective for the one year appealed. Subsequent years will normally require additional filings. In general, *base year* is either the year your real property changed ownership or the year of completion of new construction on your property; *base year value* is the value established at that time. The base year value may be appealed during the regular filing period for the year it was placed on the roll or during the regular filing period in the subsequent three years. CALAMITY REASSESSMENT includes damage due to unforeseen occurrences such as fire, earthquake, and flood, and does not include damages that occur gradually due to ordinary natural forces. A penalty assessed by the tax collector cannot be removed by the appeals board. Indicate whether you are appealing an item, category, or class of property or a portion thereof. If you are appealing only an item, category, or class of property, please attach a separate sheet identifying what property will be the subject of this appeal. APPEAL AFTER AN AUDIT **must** include a complete description of each property being appealed, and the reason for the appeal. Contact the clerk to determine what documents must be submitted. If you do not submit the required information timely, it may result in the denial of your application.

**Box 7.** Written findings of facts are explanations of the appeals board's decision and will be necessary if you intend to seek judicial review of an adverse appeals board decision. Findings may be requested in writing at any time prior to the commencement of the hearing, and the fee for such findings must be tendered prior to the conclusion of the hearing. Requests for a recording or transcript **must** be made no later than 60 days after the final determination by the appeals board. Please contact the clerk for a schedule of the fees for these items; do not send payment with your application.

**Box 8.** Indicate whether you want to designate this application as a claim for refund. If action in superior court is anticipated, designating this application as a claim for refund may affect the time period in which you can file suit. NOTE: If for any reason you decide to withdraw this application, that action will also constitute withdrawal of your claim for refund.

If the assessed value of the property exceeds \$100,000, the assessor may initiate an "exchange of information" (Revenue and Taxation Code section 1606). You may also request an "exchange of information" between yourself and the assessor regardless of the assessed value of the property. Such a request may be filed with this application or may be filed any time prior to 30 days before the commencement of the hearing on this application. The request **must** contain the basis of your opinion of value. Please include comparable sales, cost, and income data where appropriate to support the value. In some counties, a list of property transfers may be inspected at the assessor's office for a fee not to exceed \$10. The list contains transfers that have occurred within the county over the last two years.

Original signatures are required for each application. Check the box that best describes your status as the person filing this application.