



**Office Of The
Sutter County Assessor**

1160 Civic Center Boulevard, Suite D
Yuba City, CA 95993

TODD L. RETZLOFF, CCIM, Assessor

Phone: (530) 822-7160 Fax: (530) 822-7160

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2012

INFORMAL REQUEST FOR DECLINE IN VALUE (PROP 8) REVIEW/REASSESSMENT

IMPORTANT This form must be filed with the Assessor no later than **December 31, 2012**, in order to obtain review of your assessment for the 2012-13 tax year.

Proposition 8: Proposition 8 (Prop 8) was approved by the voters and became state law in 1978 [Section 51(a)(2) of the Revenue and Taxation Code]. This provision allows for a temporary reduction in assessed value when real property suffers a "decline in value" due to any number of adverse conditions, including economic impacts. Such conditions are evidenced when the value at which property is assessed exceeds its actual value in the open real estate market as of the lien date, **January 1, 2012**.

Informal Review Process: Submittal of this request will initiate the process of informal review of your property value, as of the lien date, **January 1, 2012**, effective for the 2012-13 tax year. You will be notified as to the result upon conclusion of the review; however, due to the high volume of like requests, this may take a number of months. **If your property received a Prop 8 decline-in-value reduction for the prior (2011-12) tax year, there is no need to re-file. Your assessment will be reviewed automatically.**

CONTACT INFORMATION	PROPERTY INFORMATION
Owner Name	Assessor's Parcel Number (APN)
Agent/Owner Representative Name (If applicable)	Property Address
Mailing Address	City / State / Zip
City / State / Zip	Current Assessed Value
Daytime Phone No.	Your Opinion of Value as of January 1, 2012
Email Address	If Property is or has recently been listed for sale, please indicate: Listed Price: \$ _____ No. Mos. on Market: _____

Property Type: Single Family Residence Multi Family Residence Commercial / Industrial Agricultural
 Other (Specify) _____

Recent Purchase: If property was purchased recently, please indicate: Price \$ _____ Date _____

Comparable Sales: If you wish, you may submit confirmed comparable property sales information in support of your request. **(See OPTIONAL second page to enter sales data.)**

Other Information: If applicable, please provide information regarding any other circumstance or condition, which you believe may have a bearing on the value of your property. **(See OPTIONAL second page to provide information.)**

I Hereby Certify that the above and any attached information are true and correct to the best of my knowledge. I understand that the filing of this informal request for review does not alter the amount of property taxes or the date such payments are otherwise due. I understand that this informal request does not constitute an assessment appeal, which is a separate and distinct *formal* action, as explained below. I agree to allow the Assessor's staff reasonable access to inspect the property, if necessary.

OWNER SIGNATURE: _____ **Date:** _____
(Required on all requests)

AGENT SIGNATURE: _____ **Date:** _____

Assessment Appeals Process: If you do not agree with the Assessor's opinion of value, you also have the right to a *formal* appeal by filing a separate **Application for Changed Assessment** with the Clerk of the Board of Supervisors between July 2 and November 30, 2012. Please contact the Clerk of the Board, at (530) 822-7106 for application forms, information, and assistance.



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IMPORTANT *OPTIONAL 2nd PAGE:* Use this page only if you wish to support your request by submitting comparable sales data and/or other information, which you feel may have a bearing on the subject property and its value.

_____ Subject Property Address _____ Assessor's Parcel Number _____

1. List Comparable Market Data information below:

Comp. Sale No.	Assessor's Parcel Number	Property Address	Date Sold (No later than 3/31/12)	Sale or Listing Price	Property Description			
					Type of Property	Square Footage	Year Built (Age)	Other Relevant Information ²
1				\$				
2				\$				
3				\$				
4				\$				

- 1. Example: Single Family Residential (SFR); Multi-Family Residential (MFR); Vacant (VAC); Commercial (COMM); Industrial (IND); or, if none of these, OTHER.
- 2. Example: Any additional structures; proximity to subject property; condition of property; rental or other income producing property; if multi-family, number of units; etc.

2. Please indicate any other information, circumstance, or condition that might affect the property and its value (attach additional sheets, if necessary):

3. If the property produces income, please attach and submit: 1) A three year income/expense history: 2) current rate of occupancy with associated rent/lease payments and terms; and, 3) current vacancy rate with advertised rent/lease payment amounts.

Submitted by: _____
(Owner or Agent/Owner Representative)

Date: _____