



Value Notice 2016

Property Address:

901 HAZEL ST GRIDLEY CA 95948-2113

Parcel # (APN):

009-201-016-000

	Enrolled Taxable Value	Factored Base Yr Value
Land	\$66,209	\$66,209
Structure	\$390,667	\$390,667
Growing		
Personal Property		
Mobile Home		
Exempt		
Total	\$456,876	\$456,876

The above comparison is made pursuant to Proposition 8 (Section 51 of the Revenue and Taxation Code), which states that the taxable value of real property shall be the lesser of its factored base year value or its market value as of the lien date, January 1, 2016. The total of the land value, structural improvement value and growing improvement value is used for this comparison. Fixed improvements (if any), personal property (if any) and exemptions are not subject to the provisions of Section 51, and are shown only in the enrolled value column.

IT IS IMPORTANT TO UNDERSTAND THAT THIS REDUCTION IS NOT PERMANENT. Once the Assessor lowers a value pursuant to Section 51, an annual review is required. Each lien date (January 1) the property value will be reviewed and the lesser of the factored base year value or market value will be enrolled. Adjustments for changing market conditions are not limited to the 2% base year inflation. Your factored base year value (Prop 13 value) remains the upper limit for your property for any year.

Please contact this department if you wish to discuss these values. If, after review, you disagree with the proposed value, you may request an application for changed assessment from the CLERK OF THE ASSESSMENT APPEALS BOARD, BOARD OF SUPERVISORS, 25 COUNTY CENTER DR STE 200, OROVILLE, CA 95965-3380. PHONE (530) 538-7631. You may contact the Clerk of the Board at (530) 538-7371. The filing period is from July 2, 2016 to November 30, 2016. If an appeal is filed, you may enter into a stipulation with the assessor for a changed assessment pursuant to Revenue and Taxation Code section 1607.