



**COUNTY CLERK, RECORDER AND ASSESSOR
ASSESSOR DIVISION**

2020/2021

**REAL PROPERTY
REQUEST FOR INFORMAL ASSESSMENT REVIEW
Due Date: November 15, 2020**

Section 51 of the California Revenue and Taxation Code provides that the assessed value of any property shall not exceed its full market value on the January 1 lien date each year. If you disagree with the Assessor's value determination and have evidence that the full market value of your property on January 1, 2020, is less than your assessed value, you have the right to request an informal review with the Assessor's Office. You also have the right to file an *Application for Changed Assessment* with the Clerk of the Board's office during the official filing period to formally appeal your assessment.

Before completing this form, please note the following information:

- This request for informal review with the Assessor's office **is not** an assessment appeal. Submission of this request for informal review does not change or invalidate the deadline to file an assessment appeal with the Clerk of the Board's Office. The filing period for an assessment appeal begins July 2nd and ends November 30th of the assessment year. An appeal provides you the opportunity to present your case in front of the Assessment Appeals Board at a later date. For further information on how to appeal your assessment, contact the Clerk of the Board's Office at (805) 568-2240.
- The Assessor's Office will make every effort to timely review this request for informal review, however in some cases reviews may not be completed prior to the November 30th deadline to formally appeal the assessment, and/or the review may not result in the outcome you seek. To protect your rights, you may file an application to formally appeal your assessment with the Clerk of the Board's Office.
- This request for informal review does not change, invalidate, defer, or postpone a tax bill or tax payment date. If a tax payment is not made by the delinquent date printed on the bill from the Tax Collector, penalties and interest may be applied.
- A written response will be mailed notifying you of the results of your informal review

REAL PROPERTY REQUEST FOR INFORMAL ASSESSMENT REVIEW

Due Date: November 15, 2020

Please return this completed form to the Assessor's Division
Santa Barbara County Clerk, Recorder and Assessor

Name: _____

Mailing Address: _____

Daytime Telephone Number (between 8:00 a.m. and 5:00 p.m.) _____

Email Address: _____

Type of Property: Single Family Residence Income Vacant Other

Assessor Parcel Number: _____

Property Address: _____

Please provide the following information:

- My opinion of the market value as of **January 1, 2020** is \$ _____
- If the subject property has been recently listed for sale, list price \$ _____
- If a recent appraisal has been made on the subject property, submit a copy of the appraisal.

Comparable Market Data Information**

Sale	Address	Sale Date	Price	Description*
1			\$	
2			\$	
3			\$	

*Single-family and multi-residential: number of bedrooms and baths, number of units and income if multi-residential, proximity to subject.

*Commercial/Industrial: building size, use, income, proximity to subject.

**Comparable Sales used cannot have sold more than 90 days after January 1st of the assessment year.

- If there are unique problems with the subject property, please describe and provide contractor's estimate of the cost to cure: _____

- If the subject property produces income, data is requested within fifteen working days or no review action will take place. Please submit the following:

- a) Income and expense statements (three-year history)
- b) Current rent roll with lease date, terms, and leased area
- c) Asking rents and area of vacant spaces

An informal review is not an assessment appeal. To protect your right to appeal the value of your property you must file an *Application for Changed Assessment* with the Clerk of the Board's Office between July 2nd and November 30th of the assessment year. Please contact the Clerk of the Board, (805) 568-2240, for a formal appeal application packet and form.

Owner's Signature: _____ Date: _____

Agent's Signature: _____ Date: _____