



OFFICE OF THE ASSESSOR COUNTY OF NEVADA

950 MAIDU AVE., PO BOX 599002
NEVADA CITY, CALIFORNIA 95959-7902
Phone (530) 265-1232 Fax (530) 265-9858
Email: assessor@nevadacountyca.gov

Rolf D. Kleinhans
Assessor

2023-2024 **REQUEST FOR INFORMAL ASSESSMENT REVIEW** **PROPOSITION 8**

INSTRUCTIONS

With the passage of Proposition 8 in 1978, Section 51 was codified into the California Revenue and Taxation Code. This code section provides that the assessed value of any property shall not exceed its full market value on the January 1 lien date. If you have evidence that the full market value of your property on **January 1, 2023**, is less than your 2023-2024 assessed value, you may wish to complete this 'Request for Informal Assessment Review' form.

In order for the Assessor to complete an informal review of your property, please complete and return this form to the Assessor's Office by December 15th, 2023. Addresses for email, FAX or mail are listed above and on the form. Direct all inquiries regarding this form to the Assessor's Office at (530) 265-1232.

IMPORTANT: Please keep a copy of this completed form for your records.

NOTE:

Our staff will do their best to review, and if appropriate, recommend a reduced assessment under Proposition 8 well before the formal assessment appeal deadline of November 30th, 2023. If you still do not agree with the Assessor's opinion of value or have not heard back on this informal assessment review request by late November, you have the right to formally appeal your property tax assessment. To do this, you must contact the Nevada County Clerk of the Board's Office at (530) 265-1480 and ask for an Assessment Appeal Application form. **You must file the 'Assessment Appeal Application' between July 2nd and November 30th, 2023.** There is a \$30 administrative filing fee for this service. Once filed, you will then be given the opportunity to present your case before a three-member Assessment Appeals Board at a later date.

2023-2024
REQUEST FOR INFORMAL ASSESSMENT REVIEW

Return completed form to: Nevada County Assessor's Office
950 Maidu Ave., PO Box 599002, Nevada City, CA 95959-7902
Phone (530) 265-1232 Fax (530) 265-9858 Scan or Email: assessor@nevadacountyca.gov

Name: _____ Assessor's Parcel Number (APN): _____
Mailing Address: _____
E-mail Address: _____
Daytime Telephone Number (between 8:00 a.m. and 5:00 p.m.) _____
Type of Property: Single Family Residence Income Vacant Other
Property address: _____

The following information is required:

- My opinion of the market value as of **January 1st, 2023** is \$ _____
- If the subject property has been recently listed for sale, list price \$ _____
- If a recent appraisal has been made on this property, submit a copy along with this request.
- Comparable properties must have sold **no later than March 31st, 2023.**

Required Comparable Market Data Information

Sale	Address or Condo Complex	**Sale Date (mm/dd/yy)	Price	Description*
1			\$	
2			\$	
3			\$	

- * Single-family and multi-residential: number of bedrooms and baths (if multi-residential, number of units and income) and proximity to subject.
- * Commercial/Industrial: building size, use, income, proximity to subject.
- ** Sale dates provided can be any time prior to January 1st, 2023, or up to 90 days beyond, i.e. March 31st, 2023.

- 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 required 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

Owner's Signature: _____ Date: _____

Agent's Signature: _____ Date: _____

NOTE:

If you do not agree with the Assessor's opinion of your property value or have not heard back on your request by late November, you have the right to file a formal appeal by filing an *Assessment Appeal Application* between July 2nd and November 30th, 2023. Please contact the Clerk of the Board's Office, (530) 265-1480, for a formal appeal application form.