

Property Purchased After January 1, 2011

Many of you have expressed concerns regarding your **purchases that occurred after** January 1, 2011 with a sales price significantly lower than the assessed value of the property. Per law, taxpayers in this situation will receive the 2011-12 annual tax bills this October reflecting the prior owner's assessed value **as of** January 1, 2011. Sales of properties after January 1, 2011, will be assessed beginning in July 2011 and the new value will appear on the 2012-13 annual tax bills to be issued in October 2012.

Per law, the 2011-12 tax bills will reflect the fair market value of your property as of January 1, 2011, **not its current value. It is important that you pay the amount on the tax bills by the due date to avoid penalties.**

Once reassessed, you will receive a supplemental assessment. The supplemental assessment notice establishes the assessed value of your property as of the day it is purchased. If our office determines that your sales price reflects the fair market value as of the purchase date it will be enrolled as the assessed value. If the value is lower than that on the 2010-11 annual bill, and results in a supplemental refund, the refund will be issued upon full payment of the 2010-11 annual bill.

View complete information on the [supplemental assessment](#) process online. If you have further questions, you may call our office at (916) 875-0700 (select telephone options 2 then 1), send an e-mail to us at assessor@saccounty.net, or visit our office at 3701 Power Inn Rd, third floor.