



# Informal Reviews of Assessed Value Are Accepted Each Year (January to April)

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- Informal Assessment Reviews can be filed from January to April. The Market Value and Prop. 13 Value of property are considered during the review, as of the current January 1 lien date.
- The Assessor mailed a Property Value Notice to taxpayers in July 2011. The Taxable Value on the notice was used to calculate the property tax bill (delinquent if paid after December 12, 2011 and April 10, 2012).
- Information on filing a formal Assessment Appeal was included with the Value Notice. The filing period for an Assessment Appeal is July 2 to September 15 of each year.
- The Assessor is proactive in reviewing property assessments each year. Taxpayers are not required to request an Informal Review to have their assessed value reviewed.
- In 2011, the Orange County Assessor reviewed 305,000 properties, including single-family homes, condominiums, townhouses, multi-family, commercial, industrial and timeshare properties.
- Approximately 177,000 properties received a Taxable Value reduction for the 2011/12 tax year. Taxpayers may request the Assessor to conduct an Informal Review.
- By law, the Assessor values property each year as of January 1. The Assessor compares the Prop. 13 Value to the Market Value. Taxable Value is always the lower of these two values, and is used for property tax calculations each tax year. Sales transactions and market activity through March 31 are considered to help determine Market Value.
- If you have any questions about how your property was valued, please call the Assessor Department at (714) 834-2727.
- The annual Informal Review process will begin again in January 2012. The review will be based on the Market Value and Prop. 13 Value of property as of lien date, January 1, 2012.

