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APPEALING YOUR PROPERTY TAX ASSESSMENT

This guide covers California specifically, since that's where most of this applies to.

1 **Check your annual assessment notice**

Your county assessor mails this out each year (usually around late spring/summer for the coming fiscal year). Compare the assessed value against what you genuinely believe the home is worth.

2 **Know your filing window**

Most California counties accept formal appeals between July 2 and either November 30 or September 15, depending on the county — so don't sit on it once you've decided to appeal.

3 **Pull your evidence together**

Recent comparable sales (similar homes, similar condition, nearby, sold around the assessment date), and documentation of anything that hurts value — needed repairs, damage, a busy street, anything the county wouldn't know from a desk.

4 **File with your County Assessment Appeals Board**

Every county has its own form and process (usually through the Clerk of the Board), and most charge a small filing fee. You can represent yourself — an agent or attorney isn't required.

5 **Remember Prop 13**

California caps how much your assessed value can increase each year (generally 2%, tied to inflation), regardless of market swings. An appeal is really about correcting an assessment that's already too high — not about long-term protection, which Prop 13 already gives you.

> Licensed in CA, OR, WA & FL — if you're in one of the other states and want to know your process there, just reach out and I'll point you in the right direction.