

Not a Government Agency



PROPOSED SAVINGS

Estimated Savings:

\$3,164.00

DATE

Mail Before: 2/11/09

MAKE CHECK PAYABLE TO

put your parcel number on your check.

\*\*\*\*\*5-DIGIT 94303  
Property Owner of Record

SIGN THE AUTHORIZATION BELOW

Notice for San Mateo County Property Owners:

Property values continue to drop. If you filed for Property Tax Reduction in 2008 you need to file again for 2009 due to the continued drop in property values.

Your property qualifies for tax reduction review. Public records indicate that the property purchased, transferred, or refinanced on August 12, 2008 at may be over assessed for tax purposes.

PROPERTY DESCRIPTION AND PROFILE

Your Property

Address Assessed Value Sq Ft \$ per Sq Ft

Current Assessment: \$587,826  
Proposed Assessment: \$333,744  
EST. TAX SAVINGS: \$3,164.00  
HTR FEE: \$95.00

Comparable Sales  
Distance from Property Recent Sale Date Sq Ft \$ per Sq Ft  
Our records indicate that your property is currently assessed at \$606.01 per sq. ft. Above are listed 3 area homes (similar to yours) that averaged together sold for less per sq. ft. and support an appeal for a lower assessment of \$333,744. This reduction should yield an estimated savings of \$3,164.00.

Note:  
Upon receipt of your Signed Authorization and Fee, our updated data will be used for the preparation of the Appeal Application

California law requires the San Mateo County Assessor to provide Property Tax Relief for taxpayers when the assessed value of their property exceeds the market value.

Our records show an over-assessed value of \$587,826 and that has not filed a current REQUEST FOR PROPERTY TAX RE-ASSESSMENT. At your request, will file an application requesting San Mateo County lower your property taxes.

The County Assessor may have reviewed and reduced the assessed value of homes purchased after July 1, 2004. However, our evaluation suggests that you may still be paying too much taxes. At your request, will apply for a reduction in your property taxes. If necessary, will attend a hearing on your behalf to actively advocate your right as a homeowner to pay the correct amount of property tax.

TO ASSURE PROMPT PROCESSING RETURN THE SIGNED AUTHORIZATION FORM NO LATER THAN 2/11/09.

fund Policy: If for any reason is unable to prepare and submit an application to the County for property tax reduction before the deadline including attending an appeals hearing (if necessary), your processing fee will be immediately and fully refunded.

REVIEW, SIGN AND MAIL COMPLETED FORM WITH CHECK BEFORE DEADLINE

Detach and mail with required fee in the enclosed reply envelope.

AUTHORIZATION FORM - PROPERTY TAX REDUCTION APPEAL

FEE PAYMENT

Due Date: 2/11/09

Payment: \$95.00 Payment by:  Check  Money Order  
(Please include your APN # on your Check or Money Order)

Please read the property description below and note any changes here:

# of Bedrooms: 2 # of Bathrooms: 1 Sq. Footage: 970 Pool:  
Is this income producing:  Yes  No Annual Income: \$

As an owner of the real property identified as parcel number 063-194-050, I authorize or it's designee to prepare, sign and file an application and/or appeal requesting a reduction in my property taxes due to decline in the value of my property. This authorization is for property tax year 2009. I understand that will provide me with copies of the formal appeals application files.

MUST BE SIGNED PAYMENT: \$95.00

Date Signed: X  
Phone: ( )  
Email: Signature

PLEASE BE SURE TO SIGN. APPEAL CANNOT BE PROCESSED WITHOUT YOUR SIGNATURE

## SE HABLA ESPAÑOL

La ley de California se requiere que el asesor del condado conceda una reduccion de los impuestos de la propiedad cuando el precio tasado de la propiedad es mayor que el precio de el mercado actual.

Los registros publicos muestran que su propiedad a sido sobre valorada. El Propietario para revision no es agencia de gobierno) no ha presentado la **APPLICACION PARA REDUCCION DE LOS IMPUESTOS (TASACION) DE LA PROIEDAD**, por la cual se requiere de su autorizacion para proceder con la aplicacion. Si desea mayor informacion por favor llamenos y con gusto le atenderemos.

### SERVICES WE PROVIDE TO YOU AS YOUR AGENT

- Collect data on hundreds of thousands of homes like yours. The data includes sale price, property details, property location, tax status and more.
- Process data through our proprietary software. Your property is compared to similar sales in your area. This criteria includes: similar square feet, similar rooms, proximity to home, acceptable sale dates, and other factors that may affect your assessment.
- Our software identifies properties (like yours) that may be over-assessed; which means you may be paying too much for property taxes.
- Prepare and file with the County a request to reduce the assessed value of your home and provide you with a copy of this filing.
- If the County does not reduce the assessed value of your home as much as WE think it should or if the time to make an informal request for reduction has passed, we will file a formal request for an appeal hearing and provide you a copy of this application.
- As your agent, we appear on your behalf before a Hearing Officer of the Clerk of the Board, who decides the outcome of the formal appeal. You do not need to attend this hearing.
- You will be notified of the results of the appeal.

### QUESTIONS AND ANSWERS

**Q: I filed in 2008, do I have to file again in 2009?**

**A:** Yes, if you filed in 2008, that applies to your 2008 property taxes. If your property value continues to decline in 2009, you should file again to capture additional savings.

**Q: I filed in 2008 and have not received a reduction or heard anything from my County, why should I file again?**

**A:** Due to market conditions, millions of home values have dropped in value and Counties have received thousands of appeals. This has caused a back-log and will take time to work through; however, State Law requires your appeal be heard.

**Q: Can I do this myself.**

**A:** Yes. You will need to get recent comparable sales of like properties in your immediate area, complete and file the Informal Property Tax Reduction Request Form, and/or complete and file the Formal Property Tax Reduction Request Form and attend the hearing with Hearing Officer of the Clerk of the Board.

**Q: Where did you get information on my property?**

**A:** We obtain our information from public records from the County. Contact your County regarding incorrect property information.

Visit

for more Questions and Answers.