

Amador County Assessor

James B. Rooney, Assessor

810 Court Street

Jackson, California 95642-2132

Phone (209) 223-6351 Fax (209) 223-6721



REQUEST FOR INFORMAL ASSESSMENT REVIEW 2024-2025 FISCAL YEAR

Note: Must be completed and filed with the Assessor's Office by November 30, 2024 (See reverse side of this form). The assessed value of any real property shall not exceed its market value as of the January 1 lien date per Section 51 of the California Revenue and Taxation Code. If you have evidence that the value of your property on January 1 is less than its assessed value, please provide the information requested below. Your assessment can be obtained by clicking the link for Assessment Value Information on the Assessor page of the county website : www.amadorgov.org

This office will value your property as of January 1, 2024 by making comparisons to similar properties which sold as late as March 31, 2024. This may require a visit to the property.

If you disagree with the Assessor's value, you may file an *Application for Changed Assessment* with the clerk of the County Board of Equalization by calling (209) 223-6470 or in person at 810 Court St, Jackson.

THE FILING PERIOD FOR THE APPLICATION FOR CHANGED ASSESSMENT IS JULY 2nd THROUGH NOVEMBER 30th.

APPLICANT AND PROPERTY INFORMATION

OWNER(S) NAME	ASSESSOR'S PARCEL NUMBER		
MAILING ADDRESS	CITY	STATE	ZIP
PROPERTY ADDRESS (STREET#, STREET NAME, CITY)	YOUR VALUE OPINION AS OF JAN 1	CURRENT ASSESSED VALUE	
Please indicate: this property has ___ has not ___ had any upgrades, updates, remodeling, additions or alterations since it was purchased.			

COMPARABLE MARKET DATA INFORMATION

This office will find comparable sales for your review; however, if there are sales that you want us to be aware of, please include them in the grid below.

SALE	ADDRESS	SALE DATE	PRICE	DESCRIPTION
1			\$	
2			\$	
3			\$	

- Single-family and Multi-residential comparable should be of similar size & quality, land size, location and age.
- Commercial/Industrial should be of similar building and land size, use, zoning, year built, income and location.
- Only use comparable properties that sold on or before March 31, 2024.

SIGNATURE, DATE & TELEPHONE NUMBER(S)

OWNER SIGNATURE	DATE	TELEPHONE
AGENT SIGNATURE (IF APPLICABLE)	DATE (IF APPLICABLE)	TELEPHONE (IF APPLICABLE)
AGENT NAME (IF APPLICABLE)	AGENT COMPANY NAME (IF APPLICABLE)	

Please retain a copy of this form for your records and as a reminder of the filing period for the Application for Changed Assessment.

BOE-305-A (P1)

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

BOE-305-A (P2)

INFORMATION AND INSTRUCTIONS

INFORMAL ASSESSMENT REVIEW

The filing deadline for this form is November 30, 2024 for the 2024-2025 fiscal tax year. Should November 30th fall on a weekend, holiday, or the county offices are closed for that entire day, the filing deadline moves to the next business day. Informal Assessment Review forms postmarked or delivered to the Assessor's Office **AFTER THE DEADLINE WILL NOT BE PROCESSED**. Applicants will be notified by mail of any late filing. Please contact the Assessor's Office if you have any questions.

Properties purchased after January 1:

January 1 each year is the lien date for the annual Tax Roll (for fiscal year July 1st – June 30th). The assessed value as of Jan 1 will be reflected on the tax bill. **If you purchased the property after Jan 1 of the current year, the current Secured Tax bill will not reflect your purchase, and the bill must be paid as billed.** After we complete the assessment for a Change in Ownership for the date of purchase, you will then receive a Notice of Supplemental Assessment. If the new assessed value is less than the value on the Secured Tax Bill, then it would result in a refund on the Supplemental Tax Roll. If the new assessed value is greater than the value on the Secured Tax Bill, then a Supplemental Tax Bill will be issued based on the difference in value. Should the assessed value remain the same, then there will not be any additional bill or refund issued.

APPLICATION FOR CHANGED ASSESSMENT (FORMAL APPEAL)

The filing period EACH YEAR in Amador County for the Application for Changed Assessment is **July 2 through November 30**. Should November 30th fall on a weekend, holiday, or the county offices are closed for that entire day, the filing deadline moves to the next business day. Any applications postmarked or delivered to the Clerk of the Board of Equalization **AFTER THE DEADLINE WILL NOT BE PROCESSED**.

To protect your rights, you should file an Application for Changed Assessment with the clerk of the County Board of Supervisors/ Board of Equalization **NO LATER THAN NOVEMBER 30, 2024, if:** (1) You are unable to meet the November 30th filing deadline for the Informal Review (this form); (2) You receive the Assessor's response to your request for an assessment review before September 30th but disagree with the Assessor's value; or (3) You do not receive the Assessor's response to your Request for an Informal Assessment Review by September 1st. **You may request an Application for Changed Assessment after July 1 by calling the clerk of the Board of Supervisors/Board of Equalization at 209-223-6470 or by visiting their office located at 810 Court Street in Jackson.**