



2011 Decline-in-Value Review Application

JOHN R. NOGUEZ

IMPORTANT This form **MUST** be filed between **June 1 and November 30, 2011**. Applications are valid if postmarked by November 30, 2011. Applications received outside of those dates will not be processed. **Your property assessment may have already been reduced by the Assessor.** Before submitting this form, please check your assessed value on the Assessor's website. If the value has been reduced to your satisfaction, there is no need to complete this form. You may check the status of your decline in value reassessment at any time online at assessor.lacounty.gov/decline. For assistance, please call 213.974.3211 or 1.888.807.2111.

The California Revenue and Taxation Code allows for a temporary reduction in assessed value when property suffers a "decline-in-value." A decline-in-value occurs when the market value of your property is less than the assessed value as of January 1, 2011. The best information you can provide that supports your opinion of the market value of your property is sales of comparable properties. You should try to find **two comparable sales** that sold as close to **January 1, 2011** as possible, but no later than **March 31, 2011**. While the submission of sales is helpful in determining the market value of your property, applications submitted without comparable sales will be accepted and processed.

Owner Name	Owner Daytime Telephone
Property Address (Number/Street/City/ZIP)	Assessor's ID # (Map Book/Page/Parcel)
Mailing Address (Number/Street/City/State/ZIP)	

Your Opinion of Value as of January 1, 2011	Owner Email Address (Optional)
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Subject Property Description:	Number of Bedrooms	Number of Bathrooms	Approximate Square Footage	Number of Units (Apartments)
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Sale	COMPARABLE SALES Address or Assessor's ID #	Sale Date (No later than 3/31/2011)	Sale Price	Description <i>Single Family/Multi-Res: Include building size, year built, # of bedrooms & baths, proximity, # of units and income (if Multi-Res). Commercial/Industrial: Include income, building and land size, use, zoning, year built, and proximity.</i>
1			\$	
2			\$	

Additional Information

IMPORTANT Attach any supplemental data or additional information that supports your claim.

Keep a copy of this application for your records and as a reminder to file an assessment appeal if you do not receive the Assessor's findings by **October 1, 2011**. If you disagree with the Assessor's decline-in-value conclusion, you may file an appeal with the Assessment Appeals Board no later than November 30, 2011.

ASSESSMENT APPEALS (NOT FILED WITH THE ASSESSOR)

The Assessment Appeals Board (AAB) is an independent body established to resolve differences of property value opinion between the Assessor and property owners. **AAB Filing Period:** For the 2011 "Regular Assessment Roll" a formal appeal may be filed from July 2 through November 30, 2011. For a "Corrected Assessment Roll" a formal appeal may be filed within 60 days of either (1) the date of mailing printed on the tax bill or (2) the postmark date for the tax bill, whichever is later. **Preserve Your Appeal Rights:** You may appeal by the applicable deadline without waiting for a response to this claim. Starting July 2, 2011, you may request an application from the Assessment Appeals Board at 213.974.1471 or online at bos.co.la.ca.us. You may withdraw your AAB appeal without penalty, for any reason.

Agent/Company Name, if applicable (Attach Agent Authorization)			Agent Daytime Telephone		
Agent Mailing Address (Number/Street/City/State/ZIP)			Agent Email Address		
Owner Signature	Date	Agent Signature	Date		

MAIL TO: Los Angeles County Assessor, 500 West Temple Street, Dept. D.I.V., Los Angeles, CA 90012-2770

John R. Noguez, Assessor • 213.974.3211 • Website: assessor.lacounty.gov

"To Enrich Lives Through Effective and Caring Service"