

Aircraft, Marine & Business Division

Williamson Act

Mining Claims

Mapping

Mills Act

Timber Preserves

Mailing Address Changes

Additional Services

Benefits of Property Taxation

- Fire & Police Services
- Schools
- Social Services
- Roads & Highway Construction
- Funds the work of over 800 Nevada County Employees

1% Property Tax Distribution

- Schools - 55.1%
- General Fund - 13.9%
- Other Services - 13.9%
- Cities - 10.8%
- Fire - 6.3%



TAX SAVINGS FOR QUALIFIED PROPERTIES*

PROP 19B

Base Year Transfer for Seniors, Victims of Wildfire or Natural Disaster

PROP 19P

Qualifying Parent/Child or Grandparent/Grandchild Transfers

CALAMITY

Temporary reduction for property damage >10K in market value

PROP 8

Temporary reduction in property value based on market fluctuation

EXEMPTIONS

Non-Profit/Religious Organizations
Public Schools/Colleges
Homeowners'
Disabled Veteran

*APPLICATIONS ON OUR WEBSITE



Rolf D. Kleinhans
Nevada County Assessor

"Our Mission is to foster positive community relationships through excellence in public service; to provide fair and equitable implementation of California property tax laws; to deliver timely and accurate property assessments; and to educate property owners of their rights and responsibilities."

The Assessor's team is here to answer your questions



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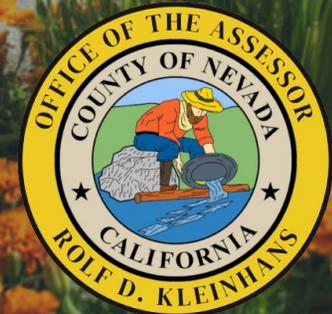


530-265-1232

Nevada County

ASSESSOR'S OFFICE

Core Concepts & Services Provided



What is Property Assessment?

The assignment of an assessed value to property, both real and personal, by an assessor. This value is used to determine the property tax bill.

What is an Assessable Event?



New Construction

Included in Assessment

- Any substantial addition to land or improvements, including fixtures.
- Any physical alteration of any improvement to a "like-new" condition, or to extend its economic life, or to change the way in which the improvement is used.
- Any substantial physical alteration of land which constitutes a major rehabilitation of the land or changes the manner in which it is used.
- Any substantial physical rehabilitation, renovation or modernization of any fixture to a substantial equivalent of a new fixture or any substitution of a new fixture.

Excluded from Assessment

- Maintenance: normal repair and replacement to maintain property.
- Disabled Access: additions or alterations to enhance or provide access for severely and permanently disabled persons.*
- Calamity: any timely repair or reconstruction of real property damaged by misfortune.*

**APPLICATIONS ON OUR WEBSITE*

Change in Ownership

Transfers that Constitute a Change in Ownership

- Transfers that are voluntary or involuntary
- Occurs by operation of law
 - grant, gift or inheritance
 - trust or contract of sale
- Addition or deletion of an owner, or property settlement
- Death

Upon the Death of a Real Property Owner

The "Change in Ownership Statement: Death of Real Property Owner" and a copy of the death certificate must be submitted to the County Assessor within 150 days of the date of death, or if the estate is probated.

New construction value will be added to the existing assessment at its fair market value (not necessarily costs).



These events create a supplemental assessment

Supplemental Tax Bill

- State law requires the Assessor to reappraise property upon change in ownership or completion of new construction.
- The supplemental assessment reflects the difference between the new value and the old value.
- Prorated for number of months remaining in the fiscal year July 1 - June 30.

A notice of value change will be sent before a supplemental bill generates. Supplemental bills are sent separately from regular tax bills and are not sent to lenders.

Property will be reassessed at fair market value

