



**NEVADA
COUNTY**
CALIFORNIA

**OFFICE OF THE
ASSESSOR**

**20
25**



ANNUAL REPORT

Nevada County Assessor Rolf D. Kleinhans





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A message from **Assessor Rolf D. Kleinhans**



I am proud to present the 2025 Nevada County Assessor's Annual Report. This report provides comprehensive information about Nevada County's 2025 assessment roll, property tax savings programs, and other key updates. These results reflect the dedication of our employees, who continue to serve our community with excellence while performing essential property assessment functions.

This year's assessment roll has reached a record \$28.3 billion, an increase of 4.74% over last year. This milestone represents the total gross value of locally assessed real estate, business, and personal property in Nevada County as of January 1, 2025. The revenue generated by the Assessor's Office provides critical funding for essential county programs, such as public schools, hospitals, road maintenance, law enforcement, fire services, and so much more.

I want to thank all our employees for their unwavering commitment to our mission and values. Their exceptional customer service, and their continuous efforts to improve our processes in essential property assessment functions to support the community is truly inspiring. I am deeply grateful for their service to the residents of Nevada County.

Thank you for taking the time to review this annual report. If you have any questions, please contact the Assessor's Office by emailing assessor@nevadacountyca.gov, calling 530-265-1232, or visiting us at the Nevada County Government Center, 950 Maidu Avenue, Suite 290, Nevada City. Our office is located on the second floor, down the hallway on the right.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rolf D. Kleinhans', written in a cursive style.

ROLF D. KLEINHANS
Nevada County Assessor



2025

**Nevada County Assessor's
Office Staff**

The Role of the Assessor

The Assessor, a locally elected official serving a four-year term, is constitutionally required to identify all taxable property in Nevada County, determine ownership, and establish values for the tax assessment roll. Responsibilities include maintaining assessor parcel maps, processing applicable exemptions and exclusions, reviewing recorded documents affecting property titles, and analyzing building permits. The Assessor also maintains records and provides public access to assessment roll information as permitted by law.

Property values for taxation are determined annually as of the lien date, which is always January 1. While these values are used to calculate property taxes, the Assessor does not set tax rates, issue tax bills, receive payments, or create tax laws.

The Assessor is committed to keeping property owners informed of their rights and responsibilities, delivering courteous and professional service, and ensuring fair and equal application of California property tax laws.

Mission Statement

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

Values

Accountability
Transparency
Collaboration
Integrity
Service



Property Tax Workflow

1

Clerk - Recorder

Provides copies of recorded documents

&

City/County Agencies

Provide copies of all building permits issued

2

Assessor

Assesses all real and personal property in accordance with Property Tax Rules mandated by the California State Board of Equalization

3

Auditor - Controller

Calculates taxes by multiplying the taxable value by the tax rate of 1% plus all applicable special assessments

4

Treasurer - Tax Collector

Prepares and distributes property tax bills for real and personal property, and processes property tax payments

5

Auditor - Controller

Allocates property tax revenue to 48 local taxing agencies including the county, cities, schools, and special districts

Assessor Team *WORKLOAD*



3,754

REAPPRAISABLE
TRANSFERS/SALES



253

MAPPING PROJECTS
LOT LINES/SUBDIVISIONS



50

MISFORTUNE/CALAMITIES
PROCESSED



768

NEW CONSTRUCTION
EVENTS

Customer *Service*



7,262

INITIAL CONTACT
PHONE CALLS



2,330

COUNTER
VISITS



3,690

MAIN INBOX
EMAILS



29,622

WEBSITE
VISITS

PROP
19

72

INTERGENERATIONAL
TRANSFER APPLICATIONS

PROP
19

71

BASE YEAR VALUE
TRANSFER APPLICATIONS

Whether you need to file a claim, look up property information, or just have questions, our front desk staff is here to help!



General Assessment Information

- Answer questions about property assessments
- Look up assessed values and parcel details
- Provide guidance on decline-in-value requests (Proposition 8)

Paper Forms & Applications

- Supply claim forms for exemptions and exclusions
- Accept completed forms and supporting documents
- Guide you through filing deadlines and requirements

Full Sized Parcel Maps

Maps provided are for assessment purposes only

Recorded Document Numbers

Provide recorded document numbers including: recorded ownership documents, record of survey maps, subdivision map, etc.

Online Services

MY NEIGHBORHOOD
MAP (GIS)

PROPERTY
CHARACTERISTICS

ASSESSED
VALUE

ASSESSOR
FORMS

BROCHURES
& REPORTS

PDF
PARCEL MAPS

PROPERTY
ASSESSMENT BASICS

BUSINESS PROPERTY
STATEMENT E-FILE

Forms Available Online

- Mailing Address Change
- Proposition 8 Informal Value Review
- Aircraft and Boat Affidavit
- Business Statement of Change
- New Construction Cost Statement
- Reassessment Due to Calamity
- Cal Assessor E-Forms - Printable Forms

Services
PROVIDED

Public Outreach

The Assessor's Office remains committed to providing clear, accessible information to Nevada County property owners. Over the past year, we have expanded our outreach through newsletters, press releases, and social media posts designed to explain assessment practices, exemptions, and property tax laws in a straightforward manner.

Each month, we addressed topics that align with community interests which included:

July 2024 – Notice of Assessed Value and Closing the 2024 Tax Roll

August 2024 – Proposition 19

September 2024 – Escape Assessments

October 2024 – Proposition 8

November 2024 – Exemptions for Veterans

December 2024 – 2024 Annual Report Release

December 2024 – Introduction of the Marine, Aircraft, and Business Property Division

January 2025 – Short-Term Rentals and Homeowner's Exemption

February 2025 – Mills Act

March 2025 – New Construction: Accessory Dwelling Units

April 2025 – Business Property Statement Deadline

May 2025 – Supplemental Assessments

June 2025 – Disaster Relief (Calamities)

This communication effort has been well received by the public and has strengthened understanding of the property tax system. Moving forward, the Assessor's Office will continue to expand outreach and education, ensuring that taxpayers have the resources they need to navigate the assessment process with confidence.



Public Information Officers, Matt & Joanna, have been hard at work educating the public on the complexities of property tax assessment.



Property Tax Timeline



2025/2026 Assessment Roll

\$28,359,092,853
In Gross Assessed Value

\$1.2 Billion or 4.74%
Increase Above Last Year's Tax Roll

60,850
Secured
Taxable Properties

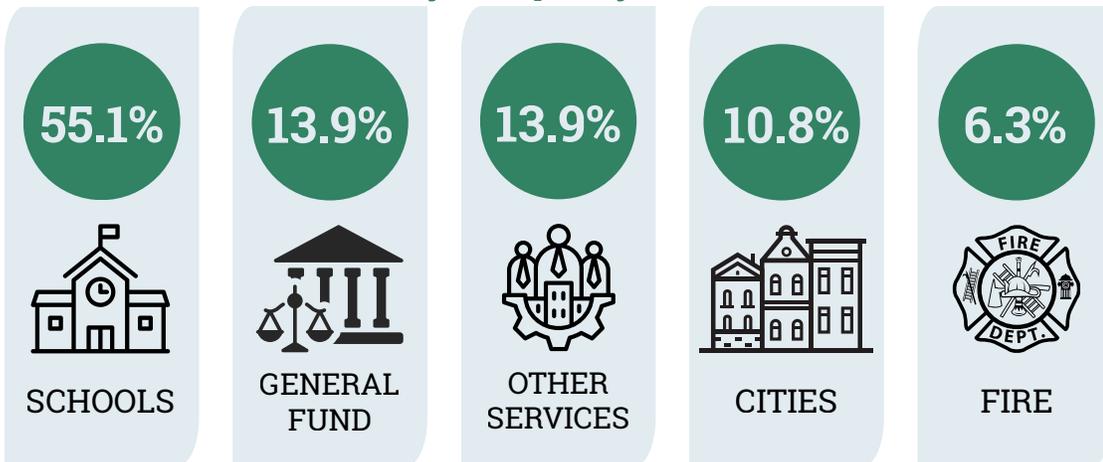
5,178
Unsecured
Assessments

3,754
Assessable
Transfers Valued

768
New Construction
Events Valued

Nevada County Property Tax Distribution

At a Glance



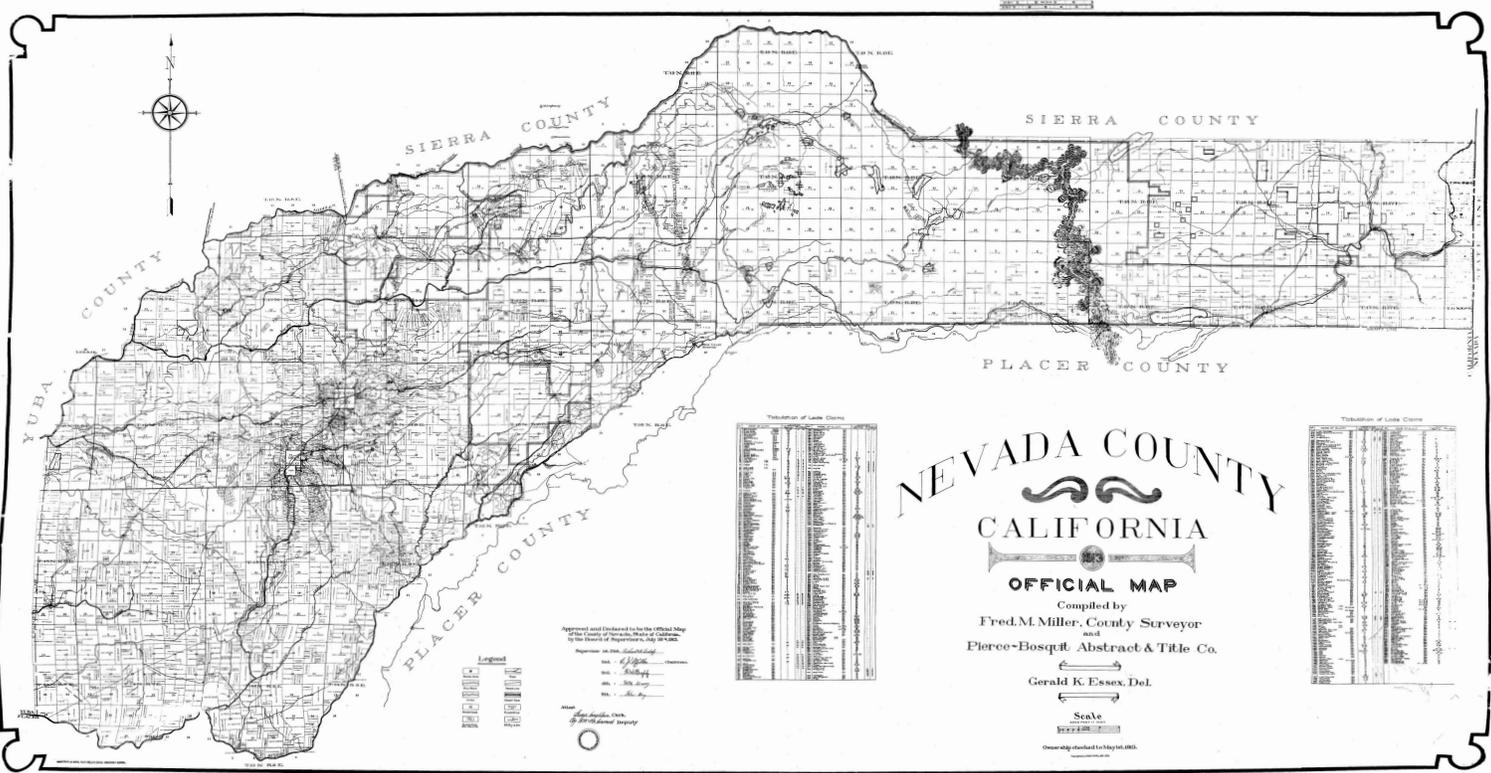
Distribution of Value by Property Type								
Secured Real Property Value Comparison 2024 vs 2025								
Property Type	Parcel Count				Assessed Values			
	2025	2024	# Change	% Change	2025	2024	\$ Change	% Change
Vacant Land - Residential	4,446	4,425	21	0.47%	\$616,359,006	\$625,647,067	(\$9,288,061)	-1.48%
Single Family Residences	43,609	43,537	72	0.17%	\$23,165,675,296	\$22,081,373,758	\$1,084,301,538	4.91%
Condominiums	1,781	1,767	14	0.79%	\$804,077,860	\$736,517,733	\$67,560,127	9.17%
Manufactured Homes	1,199	1,222	-23	-1.88%	\$119,296,712	\$108,897,499	\$10,399,213	9.55%
Timeshares	1,069	1,157	-88	-7.61%	\$19,979,116	\$19,951,522	\$27,594	0.14%
Multi-Family 2 to 4 units	105	92	13	14.13%	\$64,774,160	\$49,629,216	\$15,144,944	30.52%
Multi-Family 5 or more units	128	128	0	0.00%	\$329,247,389	\$323,354,186	\$5,893,203	1.82%
Commercial/Industrial	2,405	2,379	26	1.09%	\$2,233,985,876	\$2,108,328,633	\$125,657,243	5.96%
Vacant Commercial/Industrial Land	368	376	-8	-2.13%	\$122,572,618	\$123,810,483	(\$1,237,865)	-1.00%
Agricultural	39	40	-1	-2.50%	\$31,558,287	\$31,395,981	\$162,306	0.52%
Agricultural Improvements	683	683	0	0.00%	\$166,040,512	\$162,223,531	\$3,816,981	2.35%
Restricted	383	388	-5	-1.29%	\$33,005,933	\$33,271,854	(\$265,921)	-0.80%
Vacant	4,205	4,256	-51	-1.20%	\$513,342,115	\$503,264,528	\$10,077,587	2.00%
Oil, Gas, and Minerals	1	3	-2	-66.67%	\$17,712,579	\$7,846,659	\$9,865,920	125.73%
Totals	60,421	60,453	-32	-0.05%	\$28,292,602,585	\$26,915,512,650	\$1,377,089,935	5.12%

Does not include unsecured property or secured possessory interests

Assessment Area Values

1913

Assessor H.C. Schroeder
served 1899-1932

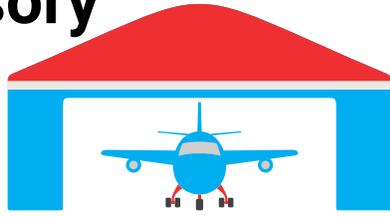


1913

2025

 <p>NEVADA COUNTY CALIFORNIA Unincorporated Area</p>	<p>\$4,033,565</p>	<p>\$14,616,858,381</p>
 <p>GRASS VALLEY A PLACE TO LIVE AND THRIVE</p>	<p>\$1,203,790</p>	<p>\$2,339,563,714</p>
 <p>NEVADA CITY CALIFORNIA</p>	<p>\$792,345</p>	<p>\$758,258,116</p>
 <p>TOWN OF TRUCKEE</p>	<p>Not incorporated until 1993</p>	<p>\$10,644,412,642</p>
 <p>NEVADA COUNTY CALIFORNIA Total Assessed Value</p>	<p>\$6,029,700</p>	<p>\$28,359,092,853</p>

Possessory Interest

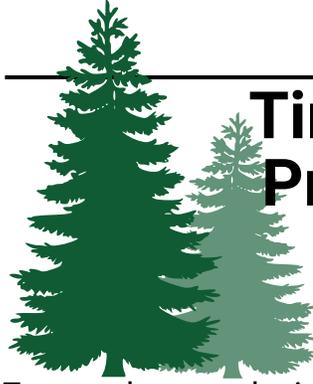


Although publicly owned land and structures are typically tax-exempt, private use or possession of such property can be taxed as a possessory interest if certain conditions are met. To qualify, the use must be independent, long-term, and exclusive, and it must provide a private benefit. Examples include cabins on public land, airport hangars, grazing permits, mining claims, and fairground concessions. Nevada County currently has 390 unsecured possessory interest assessments, and 25 mining claims.

Williamson Act

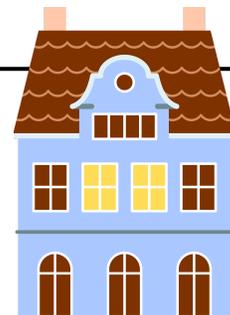


The Williamson Act helps preserve farmland and open space by limiting urban development. Landowners who contract with the county to restrict their land to agricultural or open space use receive lower property tax assessments, because the assessment is based on agricultural value rather than market value. The Nevada County Planning Department starts the process, and the Assessor currently values 7,526 acres of land under the act.



Timberland Production Zone

TPZ parcels are designated for timber growth and harvesting to promote forest preservation. Land use is limited to timber-related and legally compatible activities. These parcels are taxed based on timber yield using state formulas, not market value, often resulting in lower assessments and reduced property taxes. Nevada County has 45,985 acres of privately owned TPZ land.

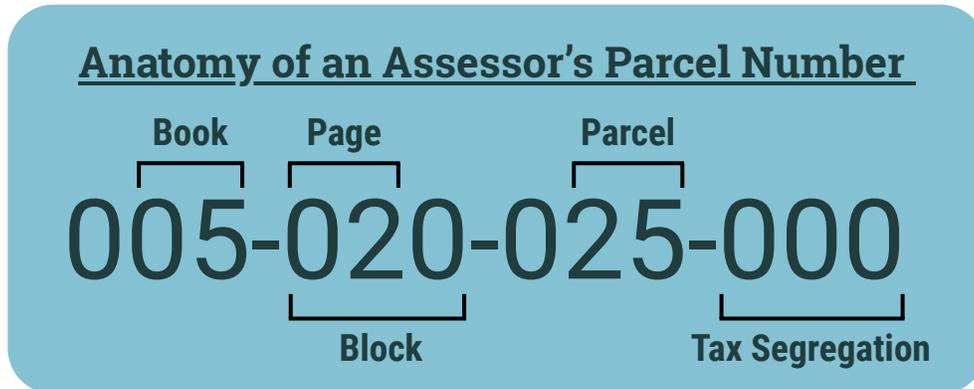


Mills Act

The Mills Act is a state program that allows 10-year contracts with historic property owners, offering reduced property taxes in exchange for ongoing maintenance and preservation. Properties are valued annually using the income approach, and the lowest of three values (income, market, or factored base year) is used for taxation. In Nevada County, only the Town of Truckee participates, with about 41 properties currently under contract.

What is an Assessor's Parcel Number (APN)?

A 12-digit number used to identify property for tax purposes.



How many Assessor's Maps are there?

There are 64,000 parcels spread across 2,600 maps that are kept in 61 map books.

Are Assessor's Maps legal documents or proof of legal parcels?

No. Assessor's Maps are for property tax assessment only. They are not legal documents and may not show exact property lines. Parcel boundaries are based on recorded documents but can differ from what's seen on the ground. To confirm legal parcel status, contact the Nevada County Community Development Agency. For exact boundaries or disputes, consult a licensed surveyor.

Loma Rica Subdivision



The Creeks Subdivision brings 234 single family homes to Grass Valley. This is the first phase of Loma Rica Ranch, a large-scale, mixed-use development in Nevada County.

Understanding Proposition 13



Proposition 13 was approved by California voters in 1978 and is the foundation of how property is assessed and taxed in our state. Here's how it works and how it affects your property taxes:

Base Year Value – When property is acquired, it's assessed at its market value on the purchase date. This becomes the property's base year value.

Annual Increase Limited – The assessed value can only go up by a maximum of 2% each year, no matter how much the market changes.

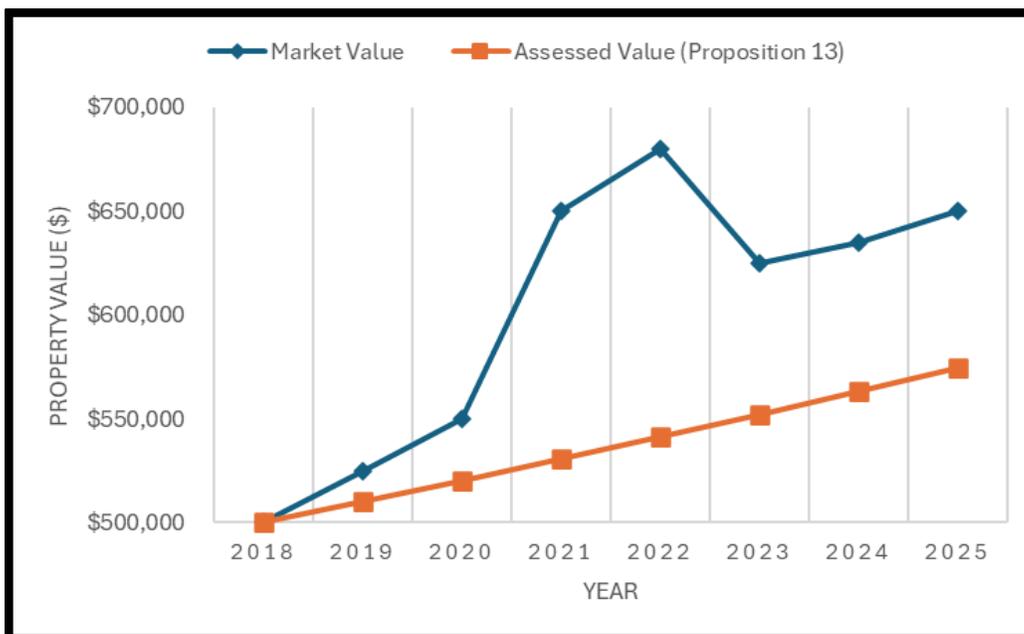
Tax Rate Cap – Property taxes are limited to 1% of the assessed value, plus any voter-approved taxes or special assessments.

What This Means for Property Owners

- Property taxes stay stable and predictable, even if the market value rises sharply.
- Property is not reassessed to market value each year – only when the property changes ownership or undergoes new construction.
- The system helps protect owners' peace of mind by preventing sudden spikes in their tax bills.

Proposition 13 in Action: Property Value vs. Assessed Value Over Time

Example: A home was purchased in 2018 for \$500,000. That becomes your base year value. Even if similar homes are now selling for \$650,000, the assessed value might only be around \$575,000 due to the 2% cap.



Proposition 8 – Temporary Property Tax Relief

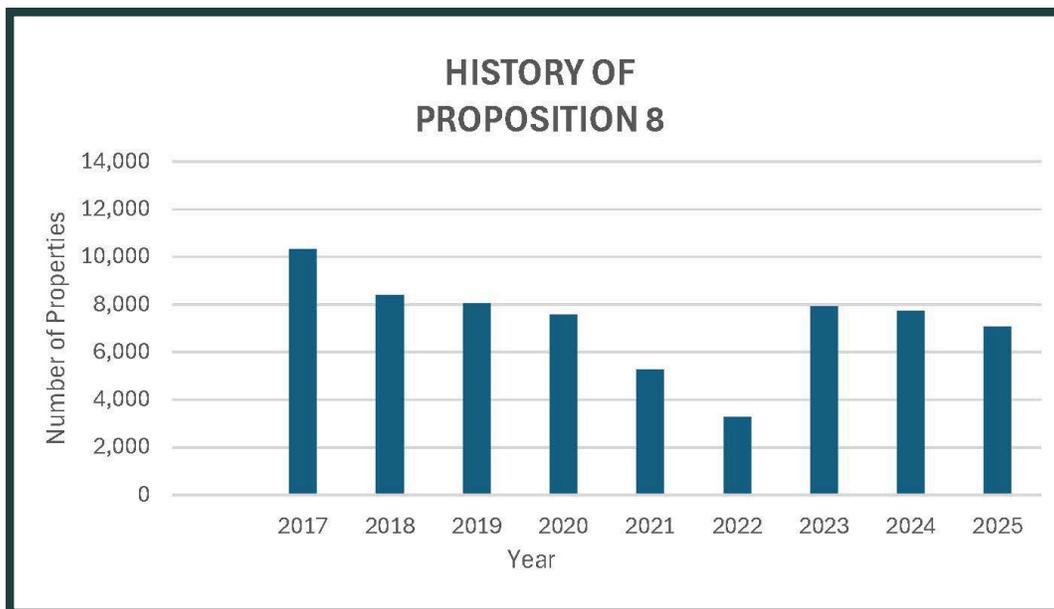


Understanding Proposition 8 – Proposition 8 allows a temporary reduction in assessed value when a property experiences a decline in market value. If, as of January 1 (lien date), the property’s market value falls below its Proposition 13 factored base year value, it qualifies for a temporary reduction.

What can cause a drop in market value?

- A decline in the real estate market
- Physical wear or deterioration
- Damage from events such as wildfires or storms

Annual Adjustments – Proposition 8 reductions are temporary and reviewed each year as long as the property’s market value remains below its Proposition 13 factored base year value. Unlike Proposition 13, which limits annual increases to 2 percent, Proposition 8 assessments rise or fall with the market. However, a Proposition 8 value can never exceed the property’s Proposition 13 factored base year value.



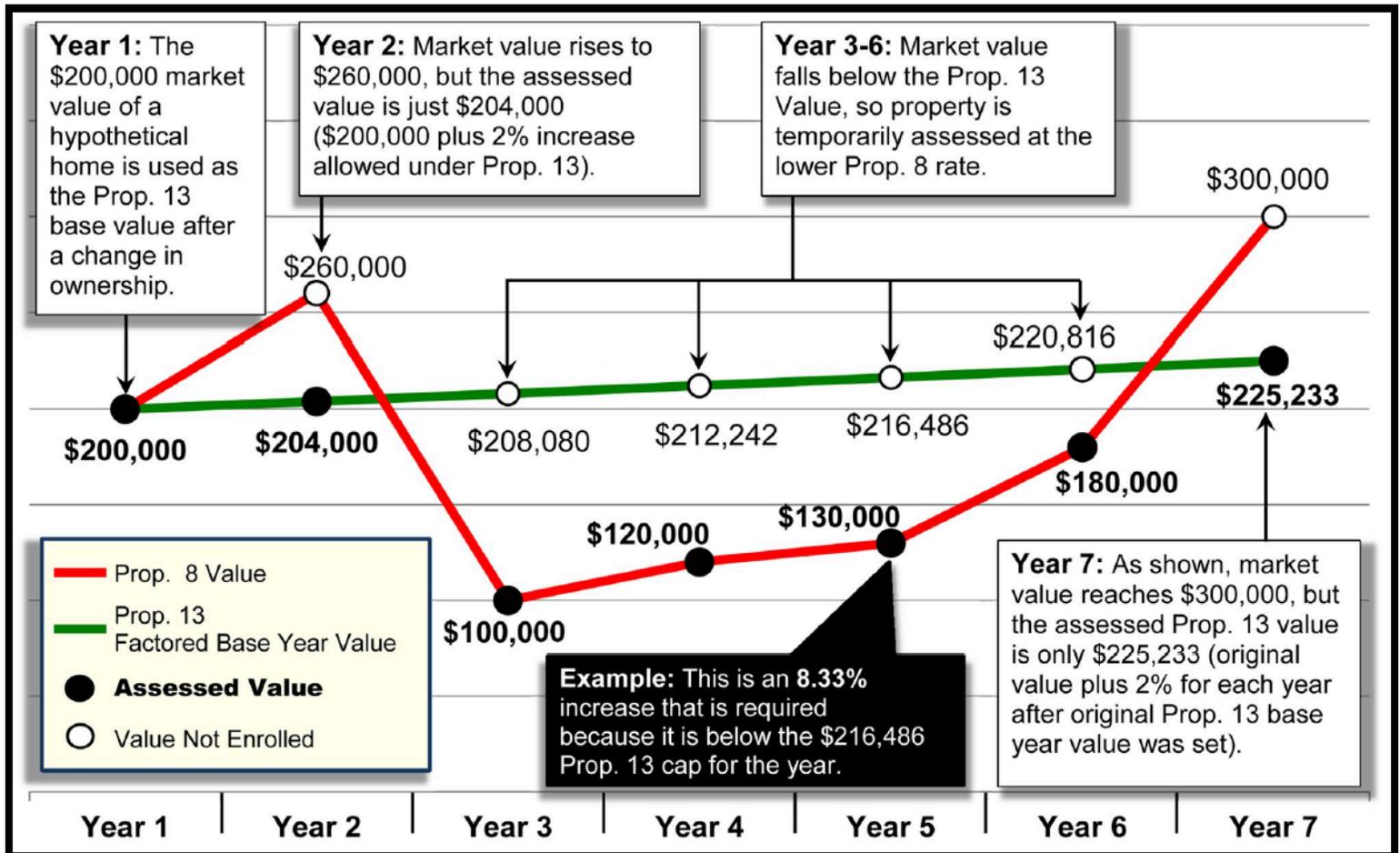
Assessor’s Office Informal Review – Each year, from July 1 to December 15, property owners may submit a Request for Informal Assessment Review at no cost, either online or by mail. Many concerns can be resolved quickly and informally. If a property owner believes there is an error in their assessment, they are encouraged to contact the Assessor’s Office without delay.

Formal Appeals Process – If a property owner is not satisfied with the outcome of the informal review, from July 2 to November 30, they may file a formal appeal with the Nevada County Clerk of the Board. At a future in-person hearing, the property owner will present evidence supporting their opinion of value to a three-person board, which will render a formal decision.

How Proposition 13 and Proposition 8 Work Together

While Proposition 13 sets a stable limit on assessed values, Proposition 8 provides temporary relief when market values fall below that limit. The two laws work hand in hand where Proposition 13 protects owners from sharp increases, and Proposition 8 ensures fairness during economic downturns.

The chart below shows how these measures interact over time. The black dots highlight the actual assessed values applied each year.



Marine, Aircraft, & Business Property



Taxable Personal Property

Under Article XIII of the California Constitution, all tangible property is taxable unless specifically exempt (e.g., household goods, personal effects). Taxable personal property generally includes business assets (machinery, equipment, and fixtures), boats, and aircraft. It is assessed annually at 1% of market value and is not limited by the 2% cap under Proposition 13. Property may be secured (by lien on real property) or unsecured based on ownership.

Filing Requirements

- If requested by the Assessor, owners must file one of the following:
 - Business Property Statement (Forms 571-L, 571-F, 571-R, or 571-STR, depending on business type)
 - Aircraft Property Statement (BOE 577)
 - Vessel Property Statement (BOE 576-D)
- Filing is mandatory for owners with taxable personal property exceeding \$100,000, even if not requested
- Statements must report property status as of January 1 (lien date)
- A Notice to E-file is sent to all assessed businesses in January
- All statements are due by April 1; however, Business Property Statements may be filed without penalty until May 7

TOP 10 BUSINESS PROPERTY ACCOUNTS		
	Owner	Value
1	COMCAST OF CALIFORNIA IX INC	\$13,817,249
2	NETJETS AVIATION INC	\$12,138,280
3	BOREAL RIDGE CORP	\$10,668,350
4	ALTICE USA	\$9,210,470
5	TAHOE DONNER PROP OWNERS ASSOC	\$9,175,749
6	RALEYS SUPERMARKET INC	\$7,754,630
7	SAFEWAY INC	\$6,624,700
8	USA WASTE OF CALIFORNIA INC	\$6,233,150
9	HANSEN BROS ENTERPRISES	\$6,082,575
10	GOLD FLAT EQUIPMENT COMPANY LP	\$6,023,540

Thank you to some of the county's largest economic contributors.

BUSINESS AND PERSONAL PROPERTY VALUES		
Personal Property	Value (Unsecured)	Value (Secured)
Business Personal Property	\$265,687,761	\$105,554,173
Fixtures	\$66,873,349	\$27,298,866
Aircraft	\$55,700,050	
Vessels	\$41,776,173	
Total	\$430,037,333	\$132,853,039
Total Personal Property		\$562,890,372

Short-Term Rentals

As of 2025, the Assessor must assess business property used in short-term rentals. Personal property typically exempt—such as furnishings, appliances, and recreational equipment—becomes taxable when used to generate income.

- 1,638 owners received the Short-Term Rental Property Statement (BOE 571-STR).
- Only 456 received tax bills, as many properties were below the taxable threshold.
- Like other businesses, all current and future short-term rentals must file this statement annually.

Proposition 19 **Intergenerational Transfers**



Parent-Child or Grandparent-Grandchild Exclusion

Effective Feb. 16, 2021

Certain transfers between parents/children or grandparents/grandchildren may be excluded from property tax reassessment if all of the following requirements are met:

- The transferred property is the primary residence of the transferor,
- The recipient makes it their primary residence within one year, and
- The recipient applies for and qualifies for a Homeowners' or Disabled Veterans' exemption within one year.

Limitations & Conditions:

- Exclusion applies to up to \$1 million of market value; any excess is added to the existing taxable value.
- The property will be reassessed at market value if it ceases to be the recipient's primary residence.
- Family farms are exempt from the residency requirement, but the \$1 million limit applies per parcel.

Proposition 19 **Base Year Value Transfers**



Tax Base Transfers for Seniors, Disabled Persons, and Disaster Victims

Effective April 1, 2021

Homeowners who are 55+, severely disabled, or victims of a Governor-declared disaster (with 50%+ property damage) may transfer their property tax base to a new primary residence in California.

Key Points:

- You may buy/build a more expensive home; the value difference is added to your old tax base.
- The sale and purchase must occur within 2 years of each other; only one must happen after April 1, 2021.
- Transfers are allowed between all counties within California.
- Up to 3 transfers are allowed per eligible homeowner; disaster victims have no limit.
- If you buy first and sell later, the sale date becomes the transfer date.
- Claims must be filed within 3 years of buying/building the replacement home.
- After 3 years, relief applies prospectively from the filing year.

Proposition 19 and Local Funding in Nevada County

Nevada County has experienced a net assessed value loss from properties transferred under the base year transfer provisions of Proposition 19, as shown below. This occurs when a homeowner sells their property in one county and transfers their Proposition 13 value to a replacement home in another county. Instead of enrolling the new home at market value, the receiving county must enroll the transferred lower Proposition 13 value, resulting in a reduced tax base. Over the first three reporting years under Proposition 19, Nevada County's total assessed value loss was \$88,315,508.

When voters approved Proposition 19 in November 2020, it established two special state funds:

- **California Fire Response Fund** to support wildfire prevention and emergency response.
- **County Revenue Protection Fund** to reimburse counties for property tax losses caused by Proposition 19.

Although the state is required to calculate county losses every three years and provide reimbursement, no funds have been deposited into either account. As a result, Nevada County has received no reimbursement for property tax losses and no funding for wildfire prevention or emergency response.

Since the base year transfer provisions took effect, the County's General Fund has lost approximately \$123,000 in property tax revenue. This loss will grow as more homeowners transfer their Proposition 13 values from other counties to Nevada County. Without state reimbursement, this ongoing loss will continue to reduce the County's available resources for public services.

<u>Total Assessed Value Gains/Losses Under Proposition 19</u>			
	February 2021 - June 2022	July 2022 - June 2023	July 2023 - June 2024
County Loss	(\$84,561,612)	(\$42,557,659)	(\$30,174,983)
County Gain	\$34,683,825	\$16,611,878	\$17,683,043
Net Value on Roll	(\$49,877,787)	(\$25,945,781)	(\$12,491,940)

Exemptions

Under California's Constitution, certain properties may qualify for tax exemptions. These exemptions reduce a property's assessed value, but do not apply to direct levies or special taxes.

Homeowners' Exemption

Homeowners who occupy their property as a primary residence may qualify for a \$7,000 reduction in assessed value, resulting in approximately \$70 in annual tax savings.

Disabled Veterans' Exemption

Veterans with a 100% service-connected disability rating, or those compensated at 100% due to unemployability, may be eligible. Unmarried surviving spouses of qualifying veterans may also qualify. Two exemption levels are available: basic and low-income.

Welfare Exemption

Available for real and personal property used exclusively by qualifying religious, charitable, scientific, or hospital organizations. To qualify, organizations must:

- Be formed and operated for exempt purposes
- Use the property solely for those purposes
- Have a current tax-exempt letter from the IRS or Franchise Tax Board

The State Board of Equalization determines organizational eligibility, while the County Assessor evaluates property use.

Other Exemptions

Additional exemptions may apply to qualifying cemeteries, colleges, public schools, museums, and libraries.

These exemptions are not automatic. A claim form must be filed and approved by the Assessor's Office

Exemption type	Quantity	Total Value	% of Total Exemptions
Homeowners' *	23,249	\$161,810,072	20%
Disabled Veterans'	560	\$95,302,575	12%
Charities	397	\$494,104,895	61%
Religious and Church	57	\$27,871,024	3%
Misc. Institutional	42	\$28,228,261	3%
Total Exemptions	24,305	\$807,316,827	100%

* Lost revenue reimbursed by the state

If an exemption is denied and the claimant does not agree, the claimant may seek a refund of property taxes paid by filing a claim with the Board of Supervisors, If denied, the claimant may file a refund action in superior court.

Calamities & Disasters

When a property sustains damage or is destroyed due to a calamity—such as fire, storm, or similar sudden event—its assessed value may be temporarily reduced in accordance with Revenue and Taxation Code Section 170.

You may qualify if:

- The damage occurred during a single disaster event
- The damage to the real property exceeds \$10,000
- A claim is filed with the Assessor's Office within one year of the incident

How it works:

- After a claim is filed, the Assessor's Office may issue a temporary reduced assessed value that reflects the damaged condition of the property. This temporary reduction of assessment will continue until the property is repaired or rebuilt.
- When property is reconstructed in a substantially similar manner, it will retain its original base year value for tax assessment purposes under Proposition 13.
- The tax reduction is based on the percentage of damage in relation to the property's total assessed value.



Calamities do not include damage which occurs gradually over time, such as damage from bark beetles, termites, or slow earth movement.



ASSESSOR
SUPPORT STAFF



Chief Appraiser Karen's Retirement send off



Nattalie enjoys the fair with friends



Joanna graduated from the UC Davis Leadership Academy



Celia & family out for Howl-O-Ween



April is Child Abuse Prevention month. On Fridays county offices wore blue in support.



Assessor Team ugly sweater contest - Mel won!



Matt representing the Assessor's Office in a formal appeal



Joanna & Mel field work in Truckee



Assessor Rolf and family involved in some major fowl play

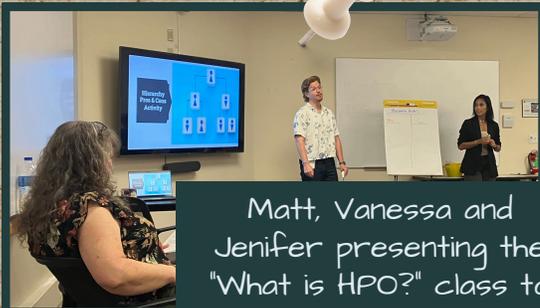


When teamwork funds the office fun - Halloween edition

Kendra, Yaneya and Brandon presented a High Performing Organization model success with the executive leadership team.



HPO in Action - Assessor's Office



Matt, Vanessa and Jenifer presenting the "What is HPO?" class to other county employees.



Acknowledgements



HEIDI HALL
Supervisor District 1



ROBB TUCKER
Supervisor District 2



LISA SWARTHOUT
Supervisor District 3



SUSAN HOEK
Supervisor District 4



HARDY BULLOCK
Supervisor District 5



ALISON LEHMAN
County Executive Officer

The success of the Nevada County Assessor's Office is ensured by the support and collaboration of the Board of Supervisors, the County Executive's Office, and the following agencies and departments:

- Treasurer-Tax Collector**
- Auditor-Controller**
- Clerk-Recorder**
- County Counsel**
- Information Systems**
- Geographic Information Systems**
- City & County Building Departments**
- California State Board Of Equalization**



VISIT OR CONTACT US



Rolf D. Kleinhans
Nevada County Assessor

 950 Maidu Ave Suite 290
PO Box 599002
Nevada City, CA 95959



 www.nevadacountyca.gov/assessor

 assessor@nevadacountyca.gov

 530-265-1232