County of Yolo
Joel Butler, Assessor
625 Court Street, Room 104 Woodland CA 95695
(530) 666-8135 (530) 666-8213 fax
www.yolocounty.org/assessor

NOTIFICATION OF 2014 - 2015 ASSESSED VALUE CHANGE

Assessor Parcel No. 042-451-024-000
Situs Location: 2690 NICOLSON CIR
WOODLAND CA

The Assessor has compared the Proposition 13 Factored Base Year Value of your property with its Market Value as of January 1, 2014 , and determined that the Market Value (2014 - 2015 Enrolled Value) is lower. The Property Tax Bill you receive this fall will be based on the lower value. The Factored Base Year Value and **2014 - 2015** Enrolled Value are shown below.

Description	**Factored Base Year Value**	**2014 - 2015 Enrolled**
Land	185796	60000
Structural Imprv	373082	322000
Growing Imprv		
Fixed Imprv		
Personal Property		
Exemptions		
Net Assessed Value	**558878**	**382000**

The above comparison is made pursuant to Proposition 8 (Section 51 of the Revenue and Taxation Code), which states that the Taxable Value of Real Property shall be the lesser of its Factored Base Year Value or its Market Value as of the Lien Date, January 1, 2014 . The total of the Land Value, Structural Improvement Value and Growing Improvement Value is used for this comparison. Fixed Improvement (if any), Personal Property (if any) and Exemptions are not subject to the Provisions of Section 51, and are shown only in the Enrolled Value column.

It is important to understand that this reduction is not permanent.

Once the Assessor lowers a value pursuant to Section 51, an annual review is required. Each Lien Date (January 1) the Property Value will be reviewed and the lesser of the Factored Base Year Value or Market Value will be enrolled. Adjustments for changing market conditions are not limited to the 2% Base Year Inflation. Your Factored Base Year Value (Prop 13 Value) remains the upper limit for your property for any year.

If upon review, you believe that the market value of your property as of **January 1, 2014** is less than the enrolled value shown above, you may file an "Application for Changed Assessment" with the Clerk of the Board of Equalization . The filing period is from July 2, 2014 to November 30,2014 .

Their phone number is (530) 666-8195, or you may download an "Application for Changed Assessment" at their website www.yolocounty.org

THIS IS NOT A TAX BILL

MIS70ValueNoticeProp8Only.rpt