

Parent to Child Exclusion

The transfer of the principal place of residence between parents and children (and the transfer of up to \$1 million of any other real property between parents and children) is excluded from reappraisal if an application is filed timely. Transfers between grandparents and grandchildren may also qualify for this exemption when both parents of the eligible grandchildren are deceased. For more information see the Assessor's **Parent-Child Exclusion** pamphlet and forms BOE-58-AH, BOE-58-G.

Homeowner Assistance Program

Offered by the State Franchise Tax Board, this program provides a cash reimbursement to pay for property taxes. To be eligible, you must be either blind, disabled, or 62 years of age or older, and have a total household income of \$40,811 or less. This program does not result in a lien being placed on your property. The filing period for this program is from July 1 through October 15. Contact the State Franchise Tax Board at 1-800-852-5711 or visit their website at www.ftb.ca.gov.

Property Tax Postponement

If you are blind, disabled, or 62 years of age or older and you have an annual income of \$24,000 or less you may have the option of having the State pay all or part of the property taxes on your home or manufactured home. This deferred payment is a lien on the property and becomes due upon sale, change of residence, or death. The filing period for property tax postponement is between

May 15 and December 10. For more information and an application, call the State Controller's office at 1-800-952-5661 or visit their website at: www.sco.ca.gov.

For information on other Assessor's tax topics, pamphlets and forms, visit the Assessor's Website at:

www.riversideacr.com

or call or visit one of the public service office locations listed on the last page of this pamphlet.

Important Dates

January 1: Lien date - the time when taxes for the following fiscal year (July 1 - June 30) become a lien on property.

February 15: Deadline for filing Veterans', Homeowners', Church, Religious, Welfare Exemptions, Historical Aircraft and other institutional exemptions.

March 15: Deadline for filing Owner's Request for Review of Property Value.

April 1: Deadline for filing Business Personal Property Statements.

April 10: Deadline for payment of second installment of secured property taxes.

July 1: Assessment Roll delivered by the Assessor to the Auditor-Controller.

July 2 – November 30: Period during which the Clerk of the Board accepts petitions for Assessment Appeals Board hearings on the regular roll. (Other filing periods may apply for supplemental assessments and escape assessments.)

August 31: Deadline for payments of unsecured property taxes.

December 10: Deadline for late filing of Homeowners', Veterans' and Disabled Veterans' Exemptions. Deadline for payment of first installment of secured property taxes.

Riverside (Gateway) Office

2724 Gateway Drive
Riverside, CA 92507
Telephone: (951) 486-7474
Fax: (951) 486-7007
Hours: Monday - Friday, 8am - 4:30pm

Blythe Office

270 N. Broadway
Blythe, CA 92225-1608
Telephone: (760) 921-5050
Fax: (760) 921-5055
Hours: Monday & Wednesday Only
8am - 12pm & 1pm - 4pm
(Recorder Avail. Wed. Only 10am-12pm & 1pm-3pm)

Hemet Office

880 N. State Street, Suite B6
Hemet, CA 92543-1496
Telephone Hours 9am - 12pm & 1pm - 4pm
Telephone: (951) 766-2500
Fax: (951) 766-2530
Hours: Monday - Friday, 8am - 12pm & 1pm - 4pm

Indio Office

82675 Highway 111, Room 113
Indio, CA 92201
Telephone Hours 9am - 4pm
Telephone: (760) 863-7800
Fax: (760) 863-7495
Hours: Monday - Friday, 8am - 4pm

Palm Springs Office

3255 E. Tahquitz Canyon Way, Room 114
Palm Springs, CA 92262
Telephone (760) 778-2400
Fax (760) 778-2337
Hours: Monday - Friday, 9am - 12pm & 1pm - 4pm

Temecula Office

County Administrative Center
41002 County Center Circle #230
Temecula, CA 92591-6027
Telephone Hours 9am - 4pm
Telephone: (951) 600-6200
Fax: (951) 600-6205
Hours: Monday - Friday, 8am - 4pm

ACR 109P-AS4PS0 (Est. 1/2007)
Available in Alternate Formats

Information for Property Owners Age 55 and Better



Larry W. Ward

Assessor / County Clerk / Recorder
County of Riverside

Riverside (Downtown) Office

County Administrative Center

4080 Lemon Street, 1st. Floor
Riverside, CA 92501-3659
Telephone: (951) 955-6200
Fax: (951) 955-6160
Hours: Monday - Friday, 8am - 4:30pm

Mailing address:
P.O. Box 12004
Riverside, CA 92502-2204

Please visit our website:

www.riversideacr.com

Riverside County Property Tax Portal:

www.riversidetaxinfo.com

General Property Assessment Information

Property Assessment

Established by Proposition 13, the law states that the Assessor is required to reappraise real property when a change-in-ownership occurs, or when new construction is completed. Except for these two instances, property assessments cannot be increased by more than 2% annually. In general, transfer of property between husband and wife usually does not require a reappraisal for property tax purposes. This includes transfers resulting from divorce or death. For a more detailed look at property assessment, see the Assessor's pamphlet, **Answers to Your Property Tax Questions**.

Manufactured Homes

All manufactured homes purchased new **after** June 30, 1980, and those on permanent foundations are subject to property taxes. Many manufactured homes originally built and sold before June 30, 1980 are on license fees and are administered by the State Department of Housing and Community Development (HCD). They can be reached at (951)782-4431.

Supplemental Assessments

Since July 1983, State law requires the Assessor to reappraise property as of the date of change-in-ownership or completion of new construction. The Assessor makes a supplemental assessment which reflects the difference between the prior assessed

value and the new assessment. This value is prorated based on the number of months remaining in the fiscal year, ending June 30. This assessment is in addition to the regular tax bill. An in-depth discussion of the supplemental system can be found in the pamphlet, **Supplemental Tax Questions**.

Owner's Request for Review

The Assessor will lower the assessed value of any real property if it is higher than the current market value as of lien date. Each case is reviewed individually. If you feel your assessed value exceeds the market value for your property, you must file an Owner's Request for Review by March 15 to be considered for the next fiscal year's taxes. For more information see form ACR 755P.

Assessment Appeals

There are two Assessment Appeals Boards that handle differences in opinion on property values. Each board is composed of three private citizens appointed by the County Board of Supervisors. They consider all evidence presented by the property owner and the Assessor's office at a formal hearing. Regular assessment appeals must be filed between July 2 and November 30. Appeals on Supplemental assessments must be filed within 60 days of the date on the Supplemental Assessment Notice. Appeals must be filed with the Clerk of the Board of Supervisors. For information, call (951) 955-1060.

Programs that can save you money on your Property Taxes

As a Riverside County property owner age 55 or better, you may be entitled to some of the following Property Tax exemptions, exclusions or programs.

Exemptions

Homeowners' Exemptions

The Homeowners' Exemption provides for a reduction of \$7,000 off the assessed value of your residence. This results in an annual property tax savings of approximately \$70. To qualify for this exemption you must occupy your home as your principal place of residence on January 1. The regular filing deadline for this exemption is February 15 to receive the full exemption. For more information see **Homeowners' Property Tax Exemption** pamphlet and Form BOE-266.

Disabled Veterans

A Veteran with 100% disabilities due to injury or disease that occurred while in military service may be entitled to a property tax exemption up to \$107,613 of the assessed value of their home. If the household income for the last year did not exceed \$48,325, the exemption may increase to \$161,420 of the assessed value. This exemption may also be available to the unmarried surviving spouse of such a veteran. For more information, contact the Assessor's office for form BOE-261-G.

Disaster Relief

If a major calamity, such as fire or flooding, causes property damages exceeding \$10,000, you may be eligible for property tax relief. To qualify, you must file a calamity claim with the Assessor's office within 12 months from the date the property was damaged or destroyed. Contact the Assessor's office for the Calamity Form ACR 702P.

Capital Gains

A homeowner, who has lived in his principal place of residence for two of the last five years, can sell his home and a portion of the capital gains is not taxable. For further information about this income tax program, contact your income tax preparer or the Internal Revenue Service at 1-800-829-1040.

Exclusions

Prop 60

There is a property tax savings program for people aged 55 and older who sell their home and buy another of **equal or lesser** value. This program allows the taxable value on the original home to be transferred to the replacement home, thereby preventing an increase in property tax. To qualify, both the sale and replacement residence must be within Riverside County. See the **Reappraisal Exclusion for Qualifying Seniors** pamphlet for details and restrictions. The Form for this exclusion is BOE-60-AH.