

Account 168556 [Assessment Summary](#)

[Add to Cart](#)

- [Account](#)
- [Taxes](#)
- [Sales History](#)
- [Value History](#)
- [Reports](#)
- [Files](#)

Values



Value History

Real Market Value (RMV)

Real Market Value (RMV) is typically the price your property would sell for in a transaction between a willing buyer and a willing seller on January 1, the assessment date for the tax year.

To estimate the initial RMV for your property, your county assessor appraises your property using a physical inspection and a comparison of market data from similar properties. For ensuing tax years, your county assessor may study trends of similar properties to update the RMV for your property.

Maximum Assessed Value (MAV)

Maximum Assessed Value (MAV) was established by Ballot Measure 50 for the 1997-98 tax year. MAV is the greater of 103% of the prior year's assessed value (AV), or 100 percent of the prior year's MAV, whichever is greater.

MAV's for properties that existed prior to 1995 were set based on the 1995-1996 Real Market Value (RMV) less 10%. MAVs for "new" properties (constructed or created after 1995) are set by multiplying the property's Real Market Value (RMV) at the time of construction or creation by the Changed Property Ratio (CPR) for that year.

MAV is the only part of your tax bill where a 3% increase limit applies. However, your MAV can increase above 3 percent of the prior year's assessed value if certain things defined as exceptions are made to your property.

Assessed Value (AV)

Assessed Value (AV) is the lower of last year’s Maximum Assessed Value (MAV) plus 3%, or the current Real Market Value (RMV). This value provides the baseline for your tax bill calculation.