



Office of Tom J. Bordonaro, Jr., County Assessor

1055 Monterey Street, Suite D360, San Luis Obispo, CA 93408
(805) 781-5643 Fax: (805) 781-5641 Website: slocounty.ca.gov/assessor

NOTIFICATION OF ASSESSMENT VALUE

THIS IS NOT A TAX BILL

AJG REALTY INC
228 MARVERICK DR
SAN DIMAS, CA 91773

91653*200



Assessed Owner as of January 1, 2025
AJG REALTY INC

Property Location
377 JUANITA AV

Dear Property Owner:

This letter provides notice of your 2025-26 taxable value for the upcoming tax bill. **This is not a tax bill.**

The Base Year Value is your "Proposition 13" value, which is the market value of your property at acquisition plus the value of new construction completed after acquisition, all of which is adjusted for inflation by no more than 2% per year as required by law. The required inflationary adjustment for this year is 2%. The Taxable Value, minus any exemptions for which you may qualify, will be the basis of your property tax bill for the assessment year indicated.

Assessment Year: 2025-26
Parcel Number: 061-021-030
Assessment Number: 061-021-030
Tax Rate Area: 052-062
Valuation Base Date: 01/2022
Notification Date: 06/30/25

APN: 061-021-030	BASE YEAR VALUE	TAXABLE VALUE
Land	\$211,710	\$211,710
Total Assessed Value	\$211,710	\$211,710
Net Taxable Value		\$211,710

Please see the back of this page for general information regarding assessment, taxable value, Proposition 8 value, and what to do if you disagree with your taxable value. You may also visit our web site at www.slocounty.ca.gov/assessor or call my office at (805) 781-5643 (San Luis Obispo) or (805) 461-6143 (Atascadero) if you would like to speak directly to a member of my staff.

Sincerely,

Tom J. Bordonaro, Jr.
San Luis Obispo County Assessor

General Assessment Information

Article XIII A of the California State Constitution (Proposition 13) requires that property be appraised at its 1975 full market value level unless it has changed ownership and/or has undergone new construction. The property will be reappraised at its full market value as of the effective date of a change of ownership and the new construction will be reappraised as of the effective date of completion. Construction that is incomplete as of January 1 will be appraised at an estimated percentage of its full market value.

For each year after the valuation base date on this notice, an increase of up to two percent (2%), based on the California Consumer Price Index, shall be added to the property's base year value. This increase is besides any value change resulting from a change of ownership or new construction. Value classifications that may be shown on your notice are:

- **Land:** including improvements to the land such as grading, water systems, septic systems, etc.
- **Improvements:** Structures existing on the land as of January 1, such as buildings, fencing, paving, trees or vines, and "construction-in-progress" on that date.
- **Fixtures:** Business fixtures attached to the land or structures.
- **Personal Property:** Taxable business or personal moveable property
- **Exemptions:** May reduce your taxable value if qualifications are met. The most common is the Homeowner's Exemption for owner-occupied dwellings. If you believe you are eligible for an exemption and do not see it listed, please contact our office.

Taxable Value

The taxable value shown on this notice, minus any exemptions for which you qualify, will be the basis of your property tax bill for the assessment year indicated. The taxable value shall not exceed your base year value (including annual inflation factoring). Under the following conditions, the taxable value may be lower than the base year value:

- Your property is subject to an annual restricted value determination, such as a land conservation or historical preservation contract, and the restricted value is lower than the base year value.
- Your taxable value has been temporarily reduced by the assessor due to a decline in the current market value of your property (see Proposition 8 Value below).
- Your taxable value has been temporarily reduced due to a disaster or damage.

Proposition 8 Value

State law requires that the taxable value of property be the lesser of its Proposition 13 base year value or its market value, as of January 1. When the market value is enrolled under Proposition 8 as the taxable value for your property, the law requires that the value be reviewed each year until the market value equals or exceeds your base year value, including the annual factoring of up to 2% per year. If your property had been valued under a Proposition 8 and the taxable value on this notice is equal to the base year value, then your Proposition 13 base year value has been restored. As provided by law, any future increase in your taxable value will be limited to no more than 2%, unless there is a change of ownership or new construction.

What to do if you disagree with your taxable value

If you believe that the value on your notice is incorrect, please contact my office at (805) 781-5643 (San Luis Obispo) or (805) 461-6143 (Atascadero). All telephone hours are 8:00 a.m. to 4:00 p.m., Monday through Friday. My office is open to the public from 8:00 a.m. to 5:00 p.m. in San Luis Obispo and 8:00 a.m. to 4:00 p.m., in Atascadero, Monday through Friday. Please have this notice available when you contact us.

After speaking with a member of my staff, if you still disagree with the value you may file an assessment appeal with the Clerk of the Board between July 2 and September 15. You will be required either to present your case to the Appeals Board, or stipulate to a mutually agreed upon value. For applications or information, please call the County Administration Office at (805) 781-5011.