

2021-2022 INTERNET COPY

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

ALAMEDA COUNTY SECURED PROPERTY TAX STATEMENT

Henry C. Levy, Treasurer and Tax Collector
1221 Oak Street, Room 131
Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
525-974-54	39943000	12-047	

Location of Property
4788 STRATFORD AVE, FREMONT
Assessed to on January 1, 2021

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE
PER CA GOV CODE §6254.21

THIS IS NOT AN OFFICIAL BILL

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	11,230.00
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0041 %	46.03
CITY OF FREMONT	0.0041 %	46.04
SCHOOL UNIFIED	0.0576 %	646.85
SCHOOL COMM COLL	0.0309 %	347.01
WASHINGTON TWP HOSP	0.0203 %	227.97
BAY AREA RAPID TRANSIT	0.0060 %	67.38
EAST BAY REGIONAL PARK	0.0020 %	22.46
ALAMEDA CO WATER	0.0072 %	80.86
TOTAL AD VALOREM TAX (AV TAX)	1.1322 %	12,714.60

Fixed Charges and/or Special Assessments		
Description	Phone	Amount
UNION SEWER SVC	510-477-7626	524.12
MOSQ MSR K 1982	800-273-5167	1.74
CSA PARAMEDIC	925-867-3400	35.56
PARAMEDIC SUPPLMNT	510-494-4295	15.00
* MEASURE I SCH TAX	866-807-6864	73.00
SFBRA MEASURE AA	888-508-8157	12.00
FLOOD BENEFIT 6	510-670-5212	32.00
HAZ WASTE PROGRAM	800-273-5167	6.64
ALAMEDA VECTOR FR	800-273-5167	11.00
MOSQUITO ASMT 2008	800-273-5167	2.50
* EAST BAY TRAIL LLD	888-512-0316	5.44
CLEAN WATER FEE	510-494-4570	13.50
* Possible Sr Exemption - Call Agency		
Total Fixed Charges and/or Special Assessments		732.50

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	425,000		
FIXTURES	705,000		
TOTAL REAL PROPERTY PERSONAL PROPERTY	1,130,000		
GROSS ASSESSMENT & TAX	1,130,000	1.1322 %	12,793.85
HOMEOWNERS EXEMPTION	-7,000	1.1322 %	-79.25
OTHER EXEMPTION			
TOTAL AD VALOREM TAX	1,123,000	1.1322 %	12,714.60
Ad Valorem Tax plus Special Assessments			13,447.10
First Installment		Second Installment	
PAID	\$ 6,723.55	\$ 6,723.55	\$ 13,447.10

Please Read Important Messages

A fee of \$61.00 will be imposed on all returned or dishonored payments.

ECheck is free of charge; Accepted through June 30, 2022 @<http://www.acgov.org/propertytax/>.

Visa, Mastercard, Discover, or American Express credit cards accepted by phone (510)272-6800 or online @<http://www.acgov.org/propertytax/>, mobile @www.acgov.org/mobile/apps/ through June 30, 2022. A convenience fee equal to 2.5% of the tax amount due will be added to your total payment.

Subscribe to receive email alerts about important property tax dates online @<http://www.acgov.org/propertytax/>.

This bill is as of March 13, 2022 3:39 PM and may not include pending payments and roll corrections.

Please See Reverse For More Information

Tax Collector's Office
Payment Questions/Credit Card Payments
(510) 272-6800

Assessor's Office
Valuation/Exemption
(510) 272-3787 (510) 272-3770

SECOND INSTALLMENT PAYMENT, 2021-2022

2 INTERNET COPY
PARCEL NO. 525-974-54
TRACER NO. 39943000
THIS AMOUNT DUE FEB 1, 2022 ==> \$ 6,723.55



After APRIL 10, 2022 pay
\$ 7,405.90
(Includes delinquent penalty of 10% and \$10.00 cost)

Amounts Not Valid After
Thu, Jun 30, 2022

Make checks payable to: Henry C. Levy, Tax Collector, Alameda County

22022 2399430002 5000672355 00000000

FIRST INSTALLMENT PAYMENT, 2021-2022

1 INTERNET COPY
PARCEL NO. 525-974-54
TRACER NO. 39943000
THIS AMOUNT DUE NOV 1, 2021 ==> PAID \$ 6,723.55



After DECEMBER 10, 2021 pay
(Includes delinquent penalty of 10%)

PAID DEC 6, 2021

Total Additional Fixed Charges and/or Special Assessments		

- 1. Property Assessment and Attachment of Tax Lien:** The Assessor annually assesses all the property in the county, except state-assessed property, to the person owning, claiming, possessing, or controlling it at 12:01 a.m. January 1, and a lien for taxes attaches at that time preceding the fiscal year for which the taxes are levied.
 - (a) If you disagree with a change in the assessed value as shown on the tax bill, you may have the right to an informal assessment review by contacting the Assessor's Office. If you disagree with the results of the informal review, you have the right to file an application for reduction in assessment for the following year with the Alameda County Assessment Appeals Board from July 2 to September 15. The Assessment Appeals Board may be contacted at the County Administration Building, Room 536, 1221 Oak Street, Oakland, California 94612 or by calling (510) 272-6352.
 - (b) Application for review and equalization of an assessment made outside of the regular assessment period must be filed with the Alameda County Assessment Appeals Board no later than 60 days from the first notification of that assessment.
- 2. Your Tax Collector does not determine the amount you pay in taxes.** Tax amounts are computed by multiplying the property's full value by the tax rates of the various taxing agencies. Fixed charges and/or special assessments such as Flood Control Benefit Assessment, sewer service, special assessment improvement bond charges, delinquent garbage liens, etc. from cities and districts are added to the computed tax amounts to arrive at the total amount due on the bill.
- 3. The Total Amount Due is payable in two installments:**
 - (a) The 1st installment is due on **NOVEMBER 1, 2021** and is delinquent at 5 p.m. **DECEMBER 10, 2021** after which a 10% penalty attaches.
 - (b) The 2nd installment is due on **FEBRUARY 1, 2022** and is delinquent at 5 p.m. **APRIL 10, 2022** after which a 10% penalty and \$10 cost attach.
 - (c) In order to pay both installments at the same time, remit the **TOTAL AMOUNT DUE** with both installment payment stubs by DECEMBER 10, 2021.
 - (d) If above delinquent due dates fall on a Saturday, Sunday, or legal holiday, no penalty is charged if payment is made by 5 p.m. on the next business day.
- 4. If the amount due is unpaid at 5 p.m. June 30, 2022,** it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. If June 30 falls on a Saturday, Sunday, or legal holiday, no redemption penalties shall attach if payment is made by 5 p.m. on the next business day. Property delinquent for the first year shall be declared defaulted for non-payment of taxes. After 5 years, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

IMPORTANT REMINDERS

1. Partial payments are not acceptable - payments made for less than the total installment due will be returned to the taxpayer.
2. Notices will not be mailed when the second installment is due. Mark your calendar or subscribe to e-mail alerts online @ www.acgov.org/propertytax.
3. Filing an application for reduced assessment does not relieve the applicant from the obligations to pay the taxes on the subject property before the applicable due date shown on the tax bill. If a reduction is granted, a proportionate refund of taxes will be made by the County Auditor's Office.
4. New owners and present owners with new construction may be required to pay a Supplemental tax bill. Supplemental tax bills are separate from and in addition to this annual bill and any previous or subsequent Supplemental bills.

SEND THIS STUB WITH YOUR 2nd INSTALLMENT PAYMENT

Due: FEBRUARY 1, 2022
Delinquent: 5 p.m., APRIL 10, 2022

Do Not Use This Stub After June 30, 2022

2nd INSTALLMENT PAYMENT CANNOT BE ACCEPTED UNLESS 1st INSTALLMENT IS PAID

SEND THIS STUB WITH YOUR 1st INSTALLMENT PAYMENT

Due: NOVEMBER 1, 2021
Delinquent: 5 p.m., DECEMBER 10, 2021

Do Not Use This Stub After June 30, 2022

TO PAY BOTH INSTALLMENTS SEND **BOTH** STUBS

5. Full Value Exemption Legend:

- | | |
|--------------------------|----------------------------|
| C- Church | D- Welfare/Hospital |
| G- Cemetery | H- Homeowner |
| M- Miscellaneous | R- Religious |
| S- Public School | V- Veteran |
| W- Welfare/Others | X- Combination |

6. Homeowners' Exemption. If your tax bill shows zero value on the Homeowners' Exemption line and you owned and occupied this property on January 1, 2021, you may be eligible for a partial (80%) homeowners' exemption if you file a claim with the Assessor on or before December 10, 2021. The homeowners' exemption tax reduction is attributable to the state-financed homeowners' tax relief program.

7. Questions about property valuation, exemptions, payments and fixed charges and/or special assessments should be directed to the telephone numbers indicated on the front of this bill.

8. Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons. The State Controller's Office(SCO) administers the Property Tax Postponement(PTP) program, which allows eligible homeowners to postpone payment of current-year property taxes on their residence. PTP applications are accepted from October 1 to February 10 each year. For more information, go to http://www.sco.ca.gov/ardtax_prop_tax_postponement.html. If you have any questions, call (800)952-5661 or email postponement@sco.ca.gov.