



**OFFICE OF ASSESSOR
COUNTY OF ALAMEDA**

1221 Oak St., County Administration Building
Oakland, California 94612-4288
(510) 272-3787 / FAX (510) 272-3803

**PHONG LA
ASSESSOR**



GUPTA ASHOK K & ARCHANA
4522 ALAMEDA DR
FREMONT CA 94536-5705

JULY 12, 2019

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OWNER ON JAN. 1, 2019:
FISCHER THERESA TR

NOTIFICATION OF 2019-2020 ASSESSED VALUE
(This is **not** a tax bill)

Property Location:	4522 ALAMEDA DR
Assessor's Parcel Number (APN):	501-456-24
2019-2020 Factored Proposition 13 Base Year Value:	\$ 193,601
2019-2020 Assessed Value (as of January 1, 2019):	\$ 193,601
2019-2020 Homeowner's Exemption:	\$ 7,000

(Taxable business personal property and/or fixtures are not included in this assessed value calculation)

This notification is to inform you of the assessed value of the above referenced property, which has been enrolled for the 2019-2020 fiscal year. The assessed value is determined as of January 1, 2019. **If you agree with your assessed value, no action on your part is needed.**

The **Assessed Value** shown, minus any exemptions for which you may qualify, will be the basis of your 2019-2020 property tax bill. Each fiscal year, the Assessor compares the factored Proposition 13 base year value to the current year January 1 market value and enrolls the lesser of the two. We have enrolled the factored base year value **which includes the mandatory California Consumer Price Index increase of 2.000%** because it is **less** than the January 1, 2019 market value of your property. If title was transferred to you after January 1, 2019, your base year value may increase or decrease from the 2019-2020 factored base year value shown above. A separate Notice of Supplemental Assessment will be mailed to you notifying you of your new base year value as of the date ownership transferred.

The Assessor is responsible for assessing property in accordance with Article XIII A of the California State Constitution (Proposition 13). The primary provisions are as follows:

- Property that has not changed ownership or has not had new construction added since March 1, 1975 is valued as of that date. There is a 2% maximum inflation factor applied to this value for each subsequent year. This inflation factor is based on a year by year comparison of the California Consumer Price Index. The product of this application each year results in the factored base value.
- For properties that have changed ownership and/or have had new construction added since March 1, 1975, the date of transfer, the date of completion of new construction, or January 1 if partially complete is the valuation date. Properties may have multiple valuation dates if more than one re-assessable event has occurred. The appropriate inflation factor is applied to each subsequent year.

For example, the 2019-2020 factored Proposition 13 value of a property purchased on May 1, 2017 which had new construction completed on May 1, 2018 is comprised of two values. The market value of the property as of May 1, 2017 is factored for inflation for two years and the market value of the new construction as of May 1, 2018 is factored for inflation for one year. The 2019-2020 factored base year value is the sum of these two values.