



COUNTY OF SANTA CRUZ

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Letter to New Homeowners

New homeowner,

Congratulations on purchasing a home in Santa Cruz County!

Your annual property tax bill will be mailed in October of each year. The County only sends one annual tax bill per year. You may pay the full amount due prior to December 10 or you may pay in two installments. The due dates of the installments are November 1 and February 1 with the delinquent dates of December 10 and April 10 each year. You may pay online with e-check for free.

Because you are a new property owner you may not receive the current year bill at your new property address. **You are still responsible to pay the taxes even if you do not receive a bill.** You are still responsible for the taxes even if the property or the bill is in the previous owner's name. Your property taxes may or may not be paid in escrow depending on your agreement with your title company.

Within 30 days of purchasing your home or property, please visit the Tax Collector's web site at <http://www.co.santa-cruz.ca.us/ttc/index.htm> or call (831) 454-2510 to determine if and when your taxes are due, even if you believe your taxes were paid in escrow. Please have your parcel number with you when you visit the web site or call the office.

In addition to the annual bill you will also receive one or more supplemental bills usually within 6-12 months after your purchase. Please see the back of this letter or visit the Tax Collector's web site at <http://www.co.santa-cruz.ca.us/ttc/saxes.htm> or call the tax office at (831) 454-2510 to learn more about supplemental bills.

Again, congratulations on your new purchase,

Edith Driscoll
Auditor-Controller-Treasurer-Tax Collector

What is a Supplemental Bill?

The Assessor first determines the new value of the property, based on current market value or your purchase price. The Assessor then calculates the difference between the new value (set at the time of purchase or completion of new construction) and the old value. This results in the supplemental assessment value. Once the new assessed value of your property has been determined, the Assessor will send you a **Notice of Supplemental Assessment**.

Example:

New value at date of purchase:	\$ 640,000
Assessed value for current fiscal year	<u>-\$600,000</u>
Supplemental assessment value	\$ 40,000

This reassessment usually results in an increase in property value. Your supplemental taxes will be calculated based on the difference in values. **As a result, one or more supplemental tax bills will be issued.** If the reassessment results in a reduction in value, a refund will be issued by the Auditor-Controller's Office. A reduction in value will not reduce the amount due on the current year annual tax bill. The current year annual tax bill must be paid in the amount originally billed.