

CALIFORNIA HOMEBUYER'S SUPPLEMENTAL PROPERTY TAX CHECKLIST

What to watch for after closing—and what to do when the bill arrives.

*Knowledge today.
Fewer surprises tomorrow.*

Home Sweet Home ♥

1



Watch for it after closing.

- ☐ The County Assessor will mail the supplemental assessment to the property owner. Processing times vary, so continue watching for correspondence even months after your purchase.

2



Read the notice carefully.

- ☐ The Notice of Supplemental Assessment will show the new assessed value, the amount of the assessment, the period it covers, and important due dates.

3



Understand the timing.

- ☐ If you bought between January 1 – May 31, you may receive two supplemental assessments (current fiscal year + following year).
- ☐ If you bought between June 1 – December 31, you will generally receive one (current fiscal year).

4



Know how the amount is calculated.

- ☐ The supplemental assessment is typically based on the difference between the prior taxable value and the new assessed value, and is prorated based on when you purchased the property.

5



Don't assume your lender will pay it.

- ☐ Supplemental tax bills are often not included in your monthly mortgage payment (impound account). Contact your mortgage servicer to confirm.

6



Pay attention to the due date.

- ☐ Supplemental tax bills have their own due dates, which may be different from your regular property tax bill. Late payments can result in penalties and interest.

7



Think the value is wrong?

- ☐ If you believe the new assessed value is incorrect, you have the right to request a review or appeal with your County Assessor. Be sure to follow the instructions and deadlines on your notice.

8



Remember: it can also go the other way.

- ☐ In some cases, the supplemental assessment may be negative, which can result in a refund.

9



Be aware of other potential triggers.

- ☐ Supplemental assessments can also result from certain new construction or significant improvements (like an addition, new pool, or major remodel), not just a change in ownership.

10



When in doubt, ask.

- ☐ If you have questions, reach out to your County Assessor or Tax Collector, or talk with your real estate professional to help you understand what you're receiving.

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WITH A.C.



PEOPLE



KNOWLEDGE



A SMOOTHER CLOSING

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