COMMON REASONS FOR PROPERTY TAX REASSESSMENT IN CALIFORNIA

Property tax reassessment is a process in which the market value of a property is reevaluated for tax purposes.

In California, property tax reassessment usually occurs when a property is sold or transferred to an unrelated party, which can result in a higher tax rate. However, some transfers, such as between parents and children, or grandparents and grandchildren, may be exempt from reassessment if they meet certain requirements.

TRANSFERS THAT WILL TRIGGER A REASSESSMENT

Change in Ownership: Purchases and non-primary residence transfers among friends or family.

New Construction: New buildings or additions, with only the new construction value added to the assessment.

Remodels: Adding square footage or new features like a spa/pool, and complete kitchen or bath upgrades.

TRANSFERS THAT WON'T TRIGGER A REASSESSMENT

Family Transfers: Between spouses or from parent to child if it's the primary residence.

Refinancing: As long as the title remains unchanged.

Trust Transfers: When the trustor and deed grantor are the same.

Routine Maintenance: Normal repairs and retrofitting for safety or disability accommodations.

Can Your Assessed Value Be Reduced?

Possibly, if there is property damage or structure removal, but requires that you apply for a review of assessment with your county assessor office.