



PHONXAY KEOKHAM, CPA
TREASURER-TAX COLLECTOR
 44 N. SAN JOAQUIN ST., SUITE 150
 STOCKTON, CA 95202

2018-19 SECURED PROPERTY TAX BILL
 FOR FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019

1. FEE PARCEL <input type="text"/>	2. ASMT <input type="text"/>	9. VOTER APPROVED TAXES AND ASSESSMENTS		
3. TAX RATE AREA <input type="text"/>	4. TAX YEAR <input type="text"/>	SERVICE AGENCY	PHONE	RATE AMOUNT

5. MESSAGES

6. OWNER

7. LOCATION

8. ASSESSED VALUES AND EXEMPTIONS

DESCRIPTION	THIS BILL

1ST INSTALLMENT DUE 11/01/18 <input type="text"/>	+	2ND INSTALLMENT DUE 02/01/19 <input type="text"/>	=	TOTAL TAXES <input type="text"/>
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INFORMATIONAL COPY
 2018-19 SECURED PROPERTY TAXES



IMPORTANT PROPERTY TAX INFORMATION

1. Your property tax information was provided to your lender at their request. This is not a guarantee that they will pay your property tax bill. Your lender may not submit your payment until early December for the first installment and early April for the second installment.
2. It is the property owner's responsibility to ensure that taxes are paid timely. Please go to SJCTTC.ORG to view the status of your property taxes. For more information on how to pay your property taxes, read Section 9 on the reverse side.
3. If the first installment is not paid by 5:00 p.m. December 10, a 10% penalty attaches. If the second installment is not paid by 5:00 p.m. April 10, a 10% penalty and a \$10 cost attaches.

IMPORTANT PROPERTY TAX INFORMATION

The Treasurer-Tax Collector does not determine the value of your property or the amount of your taxes. The tax amounts are computed by multiplying the net taxable value by the tax rate of the various taxing agencies. Added to the tax amount are assessments levied by the agencies and districts shown on the front of the tax bill.

1. RECEIPT OF TAX BILL

Tax bills are mailed to the address listed in the property owner's recorded document or to an alternate address provided to the Assessor's Office. If you do not receive tax bills for all of your properties by November 1, contact the Treasurer-Tax Collector's Office at (209) 468-2133. It is the taxpayer's responsibility to ensure that taxes are paid. Failure to receive a tax bill does not relieve the taxpayer of their responsibility of payment nor constitute cause for cancellation of penalties in cases of delinquency (California Revenue & Taxation Code Section 2910.1).

2. CHANGE OF ADDRESS

For changes to the mailing address shown on this bill, go to sjgov.org/departments/assr or call (209) 468-2630. Please ensure that the Assessor's Office has your current mailing address.

3. DEFAULTED TAXES

If a notation on your bill indicates ****PRIOR YEAR TAXES UNPAID****, you have defaulted taxes owing. To obtain an amount necessary to redeem, please contact the Treasurer-Tax Collector's Office at (209) 468-2133, 44 N. San Joaquin St., Suite 150, P.O. Box 2169, Stockton, CA 95201-2169.

If annual or supplemental taxes are unpaid after June 30 following the second installment due date, the taxes will be defaulted. Defaulted taxes are subject to delinquent penalties, costs, a state redemption fee, and redemption penalties (monthly interest) beginning July 1 as provided by law. If taxes remain unpaid five years after the date of default, the property will become subject to the Treasurer-Tax Collector's power of sale and may subsequently be sold at public auction.

4. ASSESSED VALUES AND EXEMPTIONS

Values and exemptions are established by the Assessor's Office. If you disagree with the assessed value as stated on this tax bill, you may request an informal assessment review until September 15 by contacting the Assessor's Office. To further protect your rights, you may file a formal appeal with the Assessment Appeals Board through the Clerk of the Board's Office at sjgov.org/departments/cob or 44 N. San Joaquin St., Suite 627, Stockton, CA 95202-3276. The appeal application must be filed no later than November 30. If an informal or formal assessment review is requested, relief from penalties shall apply only to the difference between the Assessor's final determination of value and the value on the assessment roll for the fiscal year covered.

5. HOMEOWNER'S EXEMPTION INELIGIBILITY NOTICE

If you filed a claim for Homeowner's Property Tax Exemption, you declared under penalty of perjury that you are the owner of this property and that it is your principal place of residence. You are required by law to terminate this claim if either the ownership of the property transferred to another party or your principal place of residence changed to another location prior to 12:01 a.m. January 1.

If you were not eligible for the exemption as of 12:01 a.m. January 1, you must notify the Assessor's Office in writing on or before December 10 or you will be subject to the amount of taxes the exemption represents, plus applicable penalties and interest. If you have questions regarding the above, contact the Assessor's Office at (209) 468-2630, 44 N. San Joaquin St., Suite 230, Stockton, CA 95202-3273.

IMPORTANT REMINDERS

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 primary residence. PTP applications are accepted from October 1 to February 10 each year.

Go to the SCO website at http://www.sco.ca.gov/ardtax_prop_tax_postponement.html for more information. If you have any questions, call (800) 952-5661 or email postponement@sco.ca.gov.

6. TAX RATE

The San Joaquin Countywide tax rate is one percent (1%) of net taxable value. Bond tax rates are determined by the 12-month requirement for payment of principal and interest. Voter approved bonds and direct or special assessments are added by the districts listed.

7. DIRECT CHARGES AND SPECIAL ASSESSMENTS

Questions concerning specific voter approved taxes and direct assessments should be directed to the phone number shown on the front of this tax bill.

8. ANNUAL SECURED TAX DUE DATE

Taxes are levied on real property based on its value as it exists on 12:01 a.m. January 1 each year. First installment taxes are due on November 1. A delinquent penalty of 10% is added if not paid by December 10. Both installments may be paid when the first installment is due. Second installment taxes are due on February 1. A delinquent penalty of 10% and \$10.00 cost is added if not paid by April 10. Taxes must be paid by 5:00 p.m. on the delinquency dates (December 10 and April 10). When the delinquent date falls on a Saturday, Sunday, or legal holiday, the time of delinquency is 5:00 p.m. on the next business day.

9. PAYMENT OF TAXES

Examine the bill carefully to confirm that it is for the property you intend to pay. The Treasurer-Tax Collector is not responsible for payments made on incorrect parcels. Tax bills can be paid electronically over the internet at sjcttc.org or over the phone by calling (866) 954-1829. Payments can be made via e-check from your checking account or savings account at no charge. You may also pay your taxes by mail. Make your remittance payable to SJC TTC and mail it to San Joaquin County Treasurer-Tax Collector, P.O. Box 2169, Stockton, CA 95201-2169. Please write the parcel number on your check. Any check returned unpaid by your bank will incur a fee and penalties will apply if the check is returned after the delinquent date. Partial payments are not accepted. It is the property owner's responsibility to ensure that taxes are paid timely. If you have any question regarding the above, please contact the Treasurer-Tax Collector's Office at (209) 468-2133.

10. MAIL EARLY

Payments sent by mail are timely if postmarked by the US Postal Service on or before delinquent date. Commercial postage meter dates are not valid postmarks. Payments requested from your personal online banking service must be received in our office on or before the delinquent date. Please note that most banking institutions use permit imprint presorted envelopes, which the US Postal Service does not postmark. In the absence of a postmark, penalties will be applied based exclusively on the date the payment is received.

11. RECEIPTS

Your cancelled check is your receipt.

12. PHONE NUMBERS

For questions or more information on the following, please contact:

Change of Ownership/Address:	(209) 468-2630
Assessed Values:	(209) 468-2630
Exemptions:	(209) 468-2630
Tax Rate:	(209) 468-3925
Assessment Appeals:	(209) 468-2350
Tax Payment and Inquires:	(209) 468-2133

Where your tax dollars go (fiscal year 2017-18):

Schools	53.93%
County	18.65%
Special Districts	17.67%
Cities	9.75%