

# FAQ



## How are my property taxes calculated?

$(\text{Assessed value}) \times (\text{tax rates applied to your bill}) + (\text{special assessments})$

For errors in the valuation, contact the Assessor at (661)868-3485. For questions related to special assessments call the number provided of your tax bill.

## Why are my taxes higher than my neighbors?

Taxes are typically based on the purchase price. If you bought your house at a greater price than your neighbors, you can expect to have a greater tax bill.

## Why do I have two or more tax bills?

If the change in ownership or completion of the construction occurs between January 1st and May 31st, two supplemental bills will be issued: one bill for the remainder of the fiscal year and the other bill for the following fiscal year. These supplemental bills are in addition to your annual secured tax bill.

## When are my taxes due?

The first installment of property tax is due by December 10th. The second installment is due by April 10th. Or pay both installments by December 10th.

## What happens if I don't pay by the deadlines?

Late penalties will be attached to these tax bills if not paid by the deadlines.

Tax payments and penalties failed to be paid by June 30th will become default and result in additional monthly penalties applied to the bill up to and including tax sale.

## What does tax defaulted mean?

You have failed to pay your tax installments for the prior fiscal year.

## What happens if I fail to pay my property taxes?

Five years after the first year of nonpayment, the property becomes subject to sale.