

How Can I Lower My Taxes?

Be sure your bill includes any exemptions to which you may be entitled:

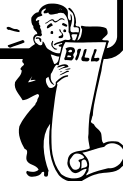


- Homeowner's exemption for owner-occupied residence
- Disabled Veteran's exemption

Contact the Assessor-Recorder at (661) 868-3485

- You may benefit by a review of your property valuation.

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"How Do I Change My Address?"

- ♦ Complete the form on the back of the return envelope included with your tax bill, or,
- ♦ Contact the Assessor-Recorder at (661) 868-3485.

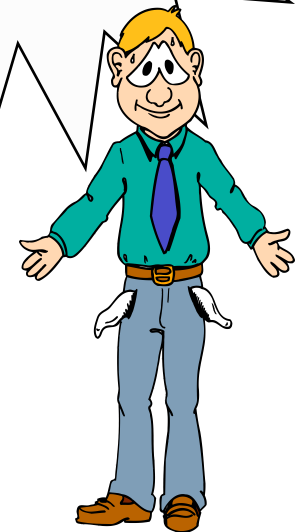


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***"Why Are
My Taxes
So High?"***



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To assist our taxpayers we have gathered these “frequently asked questions” and compiled them into this handy-dandy pamphlet in an effort to remove the mystery surrounding your property taxes. Still have questions? Call us at (661) 868-3490. Thank you!

“Why are my taxes so high?”



Your tax bill is a combination of:

(Assessed value) **X** (tax rates applied to your bill) **+** (special assessments).

Tax rates are set annually by the Board of Supervisors. Special assessments are also added.

IF YOU THINK THERE'S AN ERROR IN VALUATION, CONTACT THE ASSESSOR AT (661) 868-3485.

**“Why Are My Taxes So Much Higher Than My Neighbor’s?
(Less special assessments)”**

Taxes are based on the purchase price. If your neighbor bought his/her house before you, chances are your value will be higher, but not necessarily!!

“What Do I Owe and When Is It Due?”



Current Secured Tax Bill:

- 1st installment payable by Dec. 10th
- 2nd installment payable by Apr. 10th
- or -
- Pay both installments by Dec. 10th

Prior Fiscal Year Defaulted Taxes:

When taxes have defaulted after June 30, penalties increase monthly!

Call us at (661) 868-3490 for current amounts due.

“What Are Special Assessments?”



Various government agencies provide services to the property and are shown on your tax bill like water, sewer, garbage, etc.

“Is My Lender Paying This Bill?”

Do you have an impound account? If so, you should receive a tax bill with a “Homeowner’s Copy” notation. If not, CALL YOUR LENDER !

“What Does ‘Tax-Defaulted’ Mean?”

It means you have unpaid prior fiscal year taxes! Call us at (661) 868-3490 for more information!

More Questions

“What Is A Supplemental Bill?”

It’s a bill in addition to your regular bill:

- Reflecting the difference between the purchase price and the prior value.
- Reflecting an increase in value due to new construction.

“If I Don’t Pay My Taxes, When Will You Sell My House?”

Five years after the first year of non-payment, your property becomes subject to sale.

DON’T PANIC! PRIOR TO LIEN RECORDATION, WE HAVE OPTIONS. CALL US!

Can’t get through our busy phone system?

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