



California Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and California lets you appeal. Use this checklist to file correctly and on time.

California at a glance

Appeal deadline	July 2 – November 30 (most counties); September 15 in 11 counties (Alameda, Alpine, Inyo, Kings, Mono, Placer, San Francisco, San Luis Obispo, Santa Clara, Sierra, Ventura)
Effective tax rate	0.7% (about \$5,124/yr on a \$734,700 home)
Assessment basis	100% of purchase price (Prop 13)
Appeals heard by	County Assessment Appeals Board ! Superior Court
Main form	BOE-305-AH (Application for Changed Assessment)

Eleven counties close on September 15, not ten — Placer is the one most often left off the list, and a Placer owner told 'November 30' has six weeks of runway that does not exist. These counties mail value notices to all owners, which is what shortens the window. November 30, 2026 falls on a Monday, so no weekend rollover applies. Confirm against the BOE's annual Letter to Assessors rather than the undated filing-periods PDF, which still serves the 2024 table. September 15 counties: Alameda, Alpine, Inyo, Kings, Mono, Placer, San Francisco, San Luis Obispo, Santa Clara, Sierra, and Ventura. All other counties: November 30 (filing opens July 2). Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Review your annual assessment notice
- ☐ File with the County Assessment Appeals Board July 2 – November 30 — but by September 15 in Alameda, Alpine, Inyo, Kings, Mono, Placer, San Francisco, San Luis Obispo, Santa Clara, Sierra and Ventura
- ☐ Attend informal conference with assessor (optional)
- ☐ Formal hearing before the Assessment Appeals Board
- ☐ Further appeal to Superior Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$7,000 assessed value reduction (Homeowners Exemption)
- **Senior / other relief:** Prop 19: base-year transfer for 55+ moving to equal/lesser-value home
- **Proposition 13 cap:** Assessed value capped at purchase price + 2% annual increase; reassessed only on sale or new construction

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.