



## Phoenix Real Estate Investment Corporation

1202 Kifer Rd, Sunnyvale, CA 94086

T 408.636.2100 F 408.636.2199

www.PhoenixREIC.com

*A Company You Can Always Trust*

### California Real Estate Property Taxes

**On March 1-** Current taxes becomes a lien, although the amount is not yet known.

**On the third Monday in July** – The Board of Supervisors or Assessment Appeals Board meets for the purpose of equalizing assessments. After assessments the tax rate is then fixed in accordance with budgetary needs.

**On November 1** – The first installment of the taxes for the current tax year becomes due and payable; however, both installments may be paid at this time.

**On or before December 10** –first installment of current taxes must be paid and is delinquent if not paid. 10% penalty attached to unpaid first installment.

**On February 1** – The second installment of current taxes becomes due. (The second installment may not be paid if the first installment is delinquent.)

**On or before April 10** –The second installment must be paid and is delinquent if not paid. 10% penalty attaches to the unpaid second installment, plus \$ 10 for recording the lien.

**On or before June 8** – The tax collector publishes the tax delinquency list.

**No later than June 30** – Real property with delinquent taxes will be “sold to the state”(this is a book transaction). This is the commencement of a five-year period in which to redeem the property by paying all delinquent taxes, penalties and other cost

IF NOT REDEEMED WITHIN FIVE YEARS AFTER THE FIRST “SALE TO THE STATE”, A TAX DEED MAY BE ISSUED, AND ABSENT FATAL DEFECTS, THE ACTUAL TITLE TO THE PROPERTY PASSES.

#### Important Dates

February 1	2 <sup>nd</sup> Installment due
March 1	Assessment date; Taxes on unsecured roll due
April 10	2 <sup>nd</sup> Installment delinquent
April 15	Last date to file homeowners, veterans and senior citizen exemptions
Jun 8	Publication date for delinquent taxes
July	Beginning of fiscal year to July 1 of following year; Properties with delinquent taxes sold to state; Owners to be informed of new values
July first Monday	Assessment appeals board
July 30	Last day to advise owners of new values
August (late)	Sale number assigned for delinquent taxes
September (mid)	Tax rates set
October (last week)	Tax bills mailed
November 1	First installment due
December 10	First installment delinquent