



Sacramento County
Office of the Assessor
Christina Wynn, Assessor
Jarret Stedifor, Assistant Assessor

Property Transfer Section
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(916) 875-0750

August 22, 2019

Christopher Jordan, AICP
Director of Strategic Planning and Innovation
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Dear Mr. Jordan,

I am replying to you on behalf of our Assessor Christina Wynn regarding your letter requesting reassessment information in the City of Elk Grove. Since you may have property owners concerned about the rezoning of their property, here are answers to your four specific questions regarding how their property may be impacted.

- 1) How does the zoning of a property impact the establishment of a property's assessed value.

Answer: *Zoning can impact the market value of a property because of the type of improvements or use that are allowed on it (i.e. retail vs. residential). This, however, would not immediately impact the current assessed value since rezoning would not trigger a reassessment.*

- 2) If a property is rezoned, is this a qualifying event for reassessment of the property or for otherwise changing the ad valorem tax (either the assessed value or the countywide tax rate)?

Answer: *No, rezoning is not a qualifying event for reassessment of a property. The countywide tax rate of one percent is the same for all parcels in the county.*

- 3) Does the answer to question 2 change if the rezoning is initiated by the City rather than by the property owner?

Answer: *No.*

- 4) If there are additional questions, who should property owners speak with?

Answer: *You can direct property owners to our general customer service line: (916) 875-0700. If you have additional questions, please feel free to call me directly at (916) 876-6804. We also have a great deal of information available on our website which property owners may find helpful: assessor.saccounty.net.*

Thank you for your inquiry and please let me know if you have any further questions.

Sincerely,

Jill Dolce
Chief Appraiser
Assessment and Technical Services
Office of the Assessor
(916) 876-6804
dolcej@saccounty.net