



County of Santa Cruz

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Lori Fleet
Chief Deputy-Valuation
Cheryl Windsor
Chief Deputy-Administration

Request for Decline in Value Review Residential Properties (For residential properties of 2 or less units)

Return completed form **by mail** to address listed above or **by email** to assessor@santacruzcountyca.gov.

Name: _____ Assessor's Parcel Number: _____

Property Address: _____

E-mail Address: _____ Phone Number: _____

The assessed value of any real property shall not exceed its market value as of the January 1 lien date per Section 51 of the California Revenue and Taxation Code. If you have evidence that the value of your property on January 1 is less than its assessed value, please provide the information requested below.

This office will value your property as of January 1, 2026 by making comparisons to similar properties which sold as late as March 31, 2026. This may require a visit to the property.

Required Supporting Information

My opinion of the market value as of January 1st, 2026 is \$_____

Assessed Value on your most recent tax bill or notice of valuation \$_____

If your opinion of value is higher than the assessed value on your most recent tax bill, you are not eligible for relief under Section 51 of the R & T code. Please contact us to discuss your situation.

Has the subject property has been recently listed for sale? No Yes, list price \$_____

Have you had an appraisal of this property within the last 3 years? No Yes - please provide a copy.

Property use: Owner-occupied home Rental Property Vacant Land Other _____

Does this property have an ADU? No Yes

Has this property had any upgrades, updates, remodeling, additions, or alterations since it was purchased?

No Yes, please describe: _____

Comparable Market Data Information

Comparable properties must have sold no later than March 31st, 2026. Properties should be of similar size & quality, land size, location and age.

Sale	Address	Sale Date** (mm/dd/yy)	Price	Description*
1			\$	
2			\$	
3			\$	

* Number of bedroom and bathrooms, size and proximity to subject

** Sale dates provided can be any time prior to January 1st, 2026, or up to March 31st, 2026.

Other considerations

Remarks or any other information you wish for us to consider. If there are unique problems with the subject property, please describe and provide a contractor's estimate of the cost to cure:

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

Signature of owner or agent*

Date

**Agents filing on behalf of a property owner must submit a signed agent authorization agreement with this request.*

Your Right to a Formal Appeal

In addition to filing this claim, you have the right to formally appeal the value of your property by filing an appeal application with the county Assessment Appeals Board (AAB), an independent body established to resolve differences of opinion in property value between the Assessor and property owners. For the 2026 regular assessment roll (January 1, 2026 tax lien date), an appeal may be filed from July 2, 2026 through November 30, 2026. You may file an appeal without waiting for a response to this Prop. 8 claim or if you disagree with the Assessor's decline-in-value findings. You may withdraw your appeal, without penalty, for any reason. Request an appeal application from the Assessment Appeals Board after July 1, 2026 by calling 831-454-2323 or visit their website at www.co.santa-cruz.ca.us/Departments/ClerkoftheBoard.aspx.