

PHONG LA, ASSESSOR
OFFICE OF ASSESSOR



HOMEOWNERS FAIR PRESENTATION

MAY 25TH, 2022

Disclaimer

This information has been prepared by the Alameda County Office of the Assessor for information purposes only and does not constitute legal advice.

It is not legal advice or a substitute for obtaining legal advice from an attorney. It is not tax advice or a substitute for obtaining tax advice from a CPA or accountant.

Any person who reviews the information should not rely upon it or act on it in any manner without first engaging professional counsel.

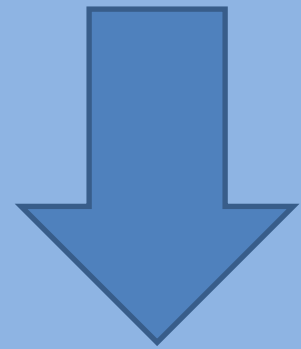
The information is intended to communicate general information.

**ASSESSED
VALUE**

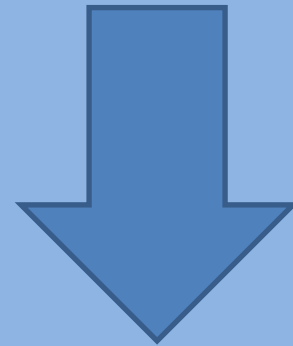
**TAX
RATE**

**SPECIAL
ASSESSMENTS/
FEES/LIENS**

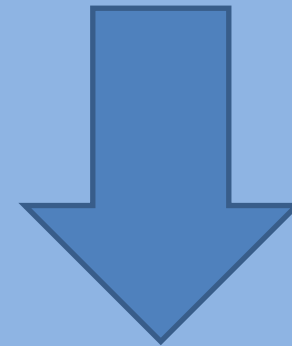
**PROPERTY
TAX DUE**



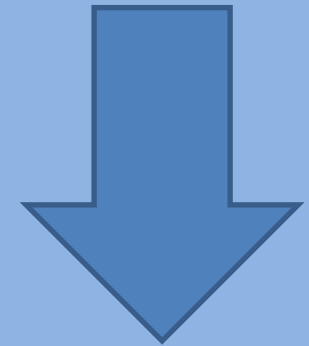
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**Phong La
Assessor**



**Melissa Wilk
Auditor-Controller**



**Special Tax
Districts**



**Henry C. Levy
Treasurer-
Tax Collector**

**What does building an
ADU do to your property
taxes?**

What does building an ADU do to your property taxes?

- Assessor's Office processes ADU & JADU permits and will assess based primarily on the value of the new construction (not necessarily the cost of the new construction)
- Since the ADU market is small the is data limited, thus we rely on the cost of construction
- The land and existing improvements are generally not considered UNLESS new work has been done to the land or primary house


What does building an ADU do to your property taxes?

- Building an ADU will not cause a reassessment on your existing property
- Your assessment will increase based on the cost/value of your ADU only

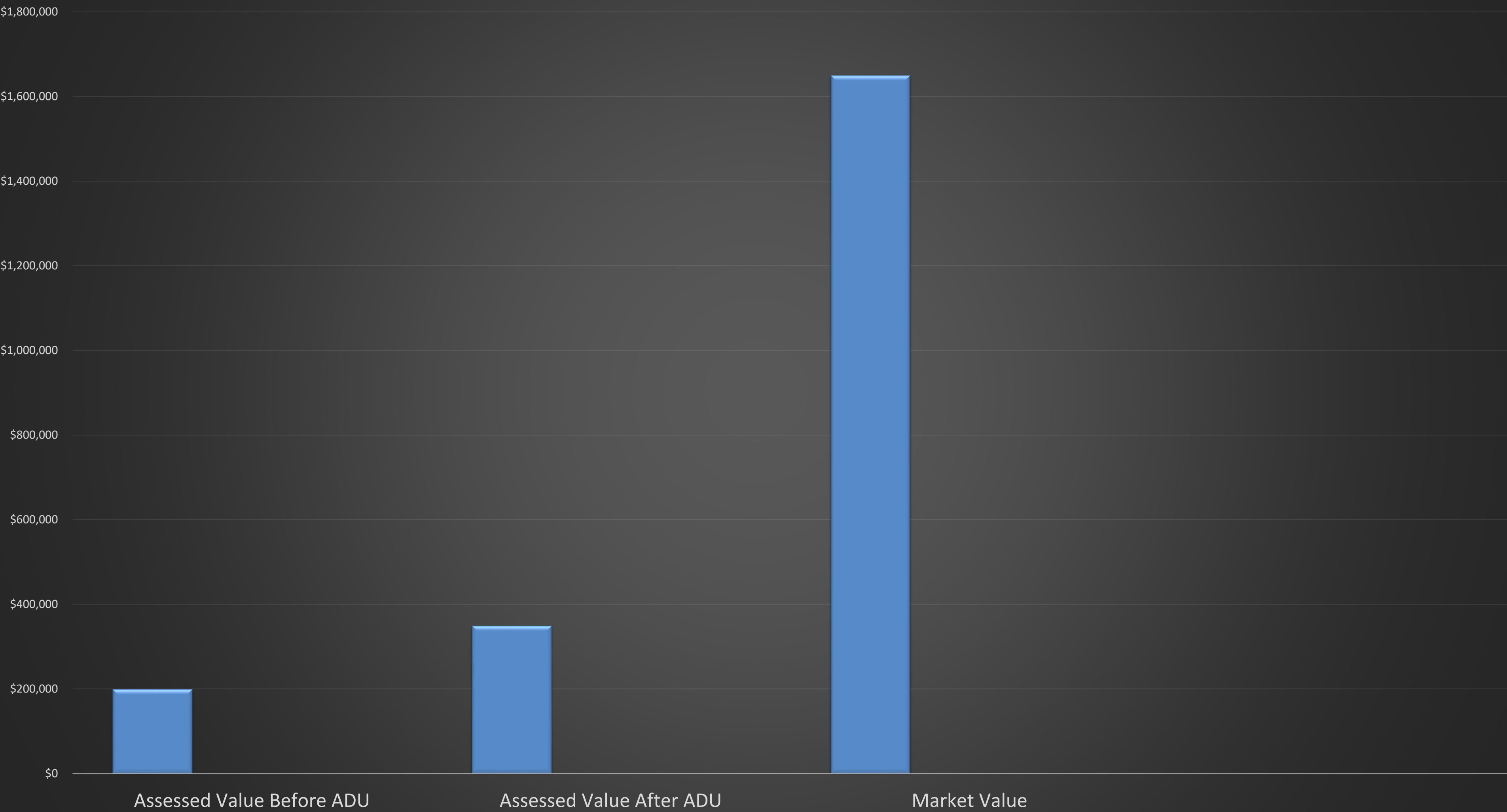
Example

- My parents bought a house in Fremont, CA for \$100,000 in 1980
- The property has a current market value of \$1,500,000 in 2022, however, the current assessed value of the home is \$200,000 (\$100K + 2% a year over 40 years is approx. \$200K) resulting in roughly \$2,300-\$2,600 in property taxes


Example

- If my parents add an ADU to the property that cost them \$150,000 to build (also assessed at \$150K)
 - With the addition of the ADU, the total assessment increases from \$200K to \$350K
 - Example Graph (Next Slide)
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Example Graph



Example

- Assessed Value Before ADU: \$200,000
 - With the addition of the ADU, the Total Assessment: \$350,000
 - Market Value: \$1,650,000
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PHONG LA
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