

## PROPERTY TAXES

Property Tax Relief Bill of 2005 ("Bill"): When property values were rising 30 and 40 percent, homeowners became concerned that they would lose their homes because they could not afford the property taxes. In response, the legislature enacted the Property Tax Relief Bill of 2005. This Bill capped taxes such that they would go up no more than 3 percent of the 2004-05 assessed property value and would not go up more than 3 percent annually thereafter. NOTE: the 3 percent cap applies to owner occupied, primary residence. Rental properties have an 8 percent tax cap.

Properties are re-assessed for property tax purposes, every year. In December the Clark County Tax Assessor will send out a Notice of Valuation. For some people, even though their property value has declined, their property taxes may go up. You may challenge the assessor's value of your property for a very limited time. Below is an outline of how you can challenge the property taxes assessed on your property.

### **Steps to Challenging Your Property Taxes**

**It is easy and you can do it for FREE!**

1. December - Notice of Value card is sent to the property owner.
2. Assessor's office phone: (702) 455-3882.
3. Review your Notice of Valuation with an appraiser over the phone.
4. If you are not satisfied, file an appeal.
5. Obtain an appeal form, which will only be available during the appeal period through the Clark County Assessor.
6. Upon submitting the appeal form, go before the County Board of Equalization to present evidence of sales in your area that support your opinion about your property value.

**\*DEADLINE TO FILE APPEAL: JANUARY 15.**

**Fraud Alert:** A company, with an official sounding name, "Property Tax Review Board," is sending out official looking form relating to "2009 Property Tax Reduction." The company is claiming that it will reduce your property taxes for a fee. Do not pay any third party a fee to have your property taxes reviewed. If Nevada property owners have questions about the calculation of their property taxes, the local county assessors will provide assistance free of charge.

*This is not legal advice. This information is general and is not intended to address any specific legal or ethical situations. You should seek legal advice on your specific issue.*