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The weekly forum dedicated to helping you better understand your government

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This week's question: **"Is final really final?"**

YES – Final is really Final !!! That date is July 1st. By the time you receive your school tax bill in September, which is the first bill to reflect a new assessment value, it will be too late to make any changes. This is why it is very important to pay attention to any information you receive in the mail from the Assessor's office. The law requires notices to be mailed to anyone who will see an **increase** in assessment, but the Assessor chooses to mail notices to all property owners who will see a change – **increase or decrease**, giving you as much information as possible.

According to Real Property Tax Law, "failure of the owner to receive notice shall **not** prevent the collection of payment of taxes". This means that if for some reason you do not receive a notice in the mail (for example it gets lost), it is not an excuse for later trying to get the assessment changed. The law says: **You are responsible for knowing what the timelines and deadlines are.** Every tax payer should know what the tentative assessment will be each year. This assessment is important in the calculation of your tax bills.

However, there are courses of action that can be taken if a mistake is made by either the Assessor or the County. A correction of error application can be filed, which allows you to not pay your bill until a new, corrected bill is generated. Once the new bill is received it must be paid within 7 days and there are NO penalties or late charges accrued.

Next Weeks's Question: **"Where exactly do my property taxes go?"**

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