

2023-2024 INTERNET COPY

For Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024

ALAMEDA COUNTY SECURED PROPERTY TAX STATEMENT

Henry C. Levy, Treasurer and Tax Collector
1221 Oak Street, Room 131
Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
1-193-9	01103400	17-022	

Location of Property
821 WEBSTER ST, OAKLAND
Assessed to on January 1, 2023

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE
PER CA GOV CODE §6254.21

THIS IS NOT AN OFFICIAL BILL

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	54,832.17
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0088 %	482.53
CITY OF OAKLAND 1	0.2035 %	11,158.35
SCHOOL UNIFIED	0.0990 %	5,428.38
SCHOOL COMM COLL	0.0418 %	2,291.98
BAY AREA RAPID TRANSIT	0.0134 %	734.75
EAST BAY REGIONAL PARK	0.0057 %	312.54
TOTAL AD VALOREM TAX (AV TAX)	1.3722 %	75,240.70

Please Read Important Messages

A fee of \$61.00 will be imposed on all returned or dishonored payments.

ECheck is free of charge; Accepted through June 30, 2024 @ <http://www.acgov.org/propertytax/>.

Visa, Mastercard, Discover, or American Express credit cards accepted by phone (510)272-6800 or online @ <http://www.acgov.org/propertytax/> through June 30, 2024. A convenience fee equal to 2.5% of the tax amount due will be added to your total payment.

Subscribe to receive email alerts about important property tax dates online @ <http://www.acgov.org/propertytax/>.

This bill is as of October 24, 2023 6:56 PM and may not include pending payments and roll corrections.

Please See Reverse For More Information

Tax Collector's Office
Payment Questions/Credit Card Payments
(510) 272-6800

Assessor's Office
Valuation/Exemption
(510) 272-3787 (510) 272-3770

Fixed Charges and/or Special Assessments			
Description	Exemption Code	Phone	Amount
MOSQ MSR K 1982		800-273-5167	1.74
CSA PARAMEDIC		800-273-5167	157.56
VEC CNTRL MSR A 84		800-273-5167	14.40
CITY EMERG MEDICAL		510-238-2942	35.20
CITY PARAMEDIC SRV		510-238-2942	28.04
OUSD MEASURE H	a,b	510-879-8611	120.00
OUSD 2008MEASURE G	b	510-879-8884	195.00
PERALTA 2018MEAS E		800-792-8021	48.00
OUSD 2016MEASUREG1	a,b	510-879-8884	120.00
VIOLENCE PREV TAX	b	510-238-2942	221.42
CITY LIBRARY SRV-D	b	510-238-2942	164.24
2020 OAK MEASURE Q	b	510-238-2942	586.48
CHINATOWN CBD		510-833-1467	4,978.04
OAKLAND MEASURE AA	b	510-238-2942	814.78
OAKLAND ZOO TAX	b	510-238-2942	228.44
SFBRA MEASURE AA		888-508-8157	12.00
FLOOD BENEFIT 12		510-670-5212	32.00
VECTOR CNTRL ASMT		800-273-5167	3.10
MOSQUITO ASMT 2008		800-273-5167	1.24
AC TRANSIT MEAS VV		800-273-5167	96.00
CITY LIBRARY SERV	b	510-238-2942	206.86
EBMUD WETWEATHER		866-403-2683	212.12
SEE SEC 8 ON REVERSE SIDE FOR DTLS			
Additional Total from Reverse Side			779.78
Total Fixed Charges and/or Special Assessments			9,056.44

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	1,269,492		
FIXTURES	4,213,725		
TOTAL REAL PROPERTY	5,483,217		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	5,483,217	1.3722 %	75,240.70
HOMEOWNERS EXEMPTION			
OTHER EXEMPTION			
TOTAL AD VALOREM TAX	5,483,217	1.3722 %	75,240.70
Ad Valorem Tax plus Special Assessments			84,297.14
First Installment	Second Installment	Total Amount Due	
\$ 42,148.57	\$ 42,148.57	\$ 84,297.14	

SECOND INSTALLMENT PAYMENT, 2023-2024

2

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PARCEL NO. 1-193-9
TRACER NO. 01103400

THIS AMOUNT DUE FEB 1, 2024 ==> \$ 42,148.57



After APRIL 10, 2024 pay

\$ 46,373.42

(Includes delinquent penalty of 10% and \$10.00 cost)

Amounts Not Valid After
Mon, Jul 1, 2024

Make checks payable to: Henry C. Levy, Tax Collector, Alameda County

82024 3011034002 7004214857 00000000

FIRST INSTALLMENT PAYMENT, 2023-2024

1

INTERNET COPY

PARCEL NO. 1-193-9
TRACER NO. 01103400

THIS AMOUNT DUE NOV 1, 2023 ==> \$ 42,148.57



After DECEMBER 10, 2023 pay

\$ 46,363.42

(Includes delinquent penalty of 10%)

Amounts Not Valid After
Mon, Jul 1, 2024

\$ 84,297.14

Make checks payable to: Henry C. Levy, Tax Collector, Alameda County

82024 5011034001 7004214857 00000000

Additional Fixed Charges and/or Special Assessments

Description	Exemption Code	Phone	Amount
EAST BAY TRAIL LLD	a	888-512-0316	5.44
CITY LANDSCP/LIGHT	b	510-238-2942	774.34
Total Additional Fixed Charges and/or Special Assessments			779.78

IMPORTANT REMINDERS

1. Partial payments are not acceptable - payments made for less than the total installment due will be returned to the taxpayer.
2. Notices will not be mailed when the second installment is due. Mark your calendar or subscribe to e-mail alerts online @ www.acgov.org/propertytax.
3. Filing an application for reduced assessment does not relieve the applicant from the obligations to pay the taxes on the subject property before the applicable due date shown on the tax bill. If a reduction is granted, a proportionate refund of taxes will be made by the County Auditor's Office.
4. New owners and present owners with new construction may be required to pay a Supplemental tax bill. Supplemental tax bills are separate from and in addition to this annual bill and any previous or subsequent Supplemental bills.

SEND THIS STUB WITH YOUR 2nd INSTALLMENT PAYMENT

Due: FEBRUARY 1, 2024
 Delinquent: 5 p.m., APRIL 10, 2024

Do Not Use This Stub After June 30, 2024
 2nd INSTALLMENT PAYMENT CANNOT BE ACCEPTED UNLESS 1st INSTALLMENT IS PAID

SEND THIS STUB WITH YOUR 1st INSTALLMENT PAYMENT

Due: NOVEMBER 1, 2023
 Delinquent: 5 p.m., DECEMBER 10, 2023

Do Not Use This Stub After June 30, 2024
 TO PAY BOTH INSTALLMENTS SEND **BOTH** STUBS

INFORMATION ABOUT YOUR 2023-2024 SECURED TAX BILL

1. **Property Assessment and Attachment of Tax Lien:** The Assessor annually assesses all the property in the county, except state-assessed property, to the person owning, claiming, possessing, or controlling it at 12:01 a.m. January 1, and a lien for taxes attaches at that time preceding the fiscal year for which the taxes are levied.
 - (a) If you disagree with a change in the assessed value as shown on the tax bill, you may have the right to an informal assessment review by contacting the Assessor's Office. If you disagree with the results of the informal review, you have the right to file an application for reduction in assessment for the following year with the Alameda County Assessment Appeals Board from July 2 to September 15. The Assessment Appeals Board may be contacted at the County Administration Building, Room 536, 1221 Oak Street, Oakland, California 94612 or by calling (510) 272-6352.
 - (b) Application for review and equalization of an assessment made outside of the regular assessment period must be filed with the Alameda County Assessment Appeals Board no later than 60 days from the first notification of that assessment.
2. **Your Tax Collector does not determine the amount you pay in taxes.** Tax amounts are computed by multiplying the property's full value by the tax rates of the various taxing agencies. Fixed charges and/or special assessments such as Flood Control Benefit Assessment, sewer service, special assessment improvement bond charges, delinquent garbage liens, etc. from cities and districts are added to the computed tax amounts to arrive at the total amount due on the bill.
3. **The Total Amount Due is payable in two installments:**
 - (a) The 1st installment is due on **NOVEMBER 1, 2023** and is delinquent at 5 p.m. **DECEMBER 10, 2023** after which a 10% penalty attaches.
 - (b) The 2nd installment is due on **FEBRUARY 1, 2024** and is delinquent at 5 p.m. **APRIL 10, 2024** after which a 10% penalty and \$10 cost attach.
 - (c) In order to pay both installments at the same time, remit the **TOTAL AMOUNT DUE** with both installment payment stubs by DECEMBER 10, 2023.
 - (d) If above delinquent due dates fall on a Saturday, Sunday, or legal holiday, no penalty is charged if payment is made by 5 p.m. on the next business day.
4. **If the amount due is unpaid at 5 p.m. June 30, 2024**, it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. If June 30 falls on a Saturday, Sunday, or legal holiday, no redemption penalties shall attach if payment is made by 5 p.m. on the next business day. Property delinquent for the first year shall be declared defaulted for non-payment of taxes. After 5 years, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

5. **Homeowners' Exemption.** If your tax bill shows zero value on the Homeowners' Exemption line and you owned and occupied this property on January 1, 2023, you may be eligible for a partial (80%) homeowners' exemption if you file a claim with the Assessor on or before December 10, 2023. The homeowners' exemption tax reduction is attributable to the state-financed homeowners' tax relief program.

6. **Questions about property valuation, exemptions, payments and fixed charges and/or special assessments** should be directed to the telephone numbers indicated on the front of this bill.

7. **Property Tax Postponement for Senior Citizens, Blind, Or Disabled Persons.** The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) program, which allows eligible homeowners to postpone payment of current-year property taxes on their primary residence. PTP applications are accepted from October 1 to February 10 each year. Go to www.ptp.sco.ca.gov for more information. If you have any questions, call (800)952-5661 or email postponement@sco.ca.gov.

8. **Possible Exemption Codes:**
 a = Senior Citizen
 b = Low Income

Exemption codes indicate that a particular exemption type is offered by the levying district. Exemption eligibility requirements and the application process are available by calling the phone numbers provided.