



COUNTY OF FRESNO  
OFFICE OF THE ASSESSOR-RECORDER

Paul Dictos, CPA  
Assessor-Recorder

**FOR IMMEDIATE RELEASE:**

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**NEWS RELEASE**

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**ASSESSOR DICTOS OFFERS HELP TO SMALL BUSINESSES IMPACTED BY COVID-19**

The COVID-19 Pandemic has impacted the market in many ways. Home prices have gone up, while many small businesses and retail property owners have struggled to hang on despite significant losses. With historically low interest rates and skyrocketing lumber prices, buying a home has become increasingly expensive. In fact, current data indicates a median sales price for a home in Fresno County is at an all-time high of \$410,00 as of April 2021, a 29% increase over a year ago.

However, for many property owners, especially those who own retail or commercial space, the numbers look bleak. COVID-19 has led to a massive disruption in retail and commercial spaces in Fresno. As a result, we are anticipating that many property owners will file Assessment Appeals and Decline-in-value applications this year. “A team of appraisers is assigned to handle these issues timely,” said Assessor Dictos.

What is a *Decline in Value*?

In 1978, California voters passed Proposition 8, a constitutional amendment that allows a temporary reduction in assessed value when a property suffers a “*decline-in-value*.” A decline-in-value occurs when the current market value of your property is less than the current assessed value as of January 1. The 2021 Decline-in-Value filing period is July 2, 2021 through November 30, 2021. Applications will be available beginning July 2, 2021, and can be downloaded at this link [BOE-305-AH Assessment Appeal Application \(fresno.ca.us\)](https://www.fresno.ca.us/BOE-305-AH-Assessment-Appeal-Application)

You can use the Fresno County Assessor’s Portal to check your property’s current assessed value or you can get the same information from your most recent property tax statement.

Assessor’s Tip:

Did you know that filing for the Homeowners’ Exemption can help you save money on your property taxes? Once granted, the Homeowners’ Exemption will be applied to your property each year automatically. Learn more by visiting our office or calling Paul Dictos direct at 559-600-6879 or 559-250-0999.

**“Strengthening the financial foundation of Fresno County”**