How to Calculate Your Taxes

The following example is a single family home with a homeowner’s exemption:

Property Value ................................................................. $375,000
Homeowner’s Exemption .................................................. ( 7,000)
Net Assessed Value........................................................... $368,000

Applicable Tax Rate * ....................................................... $1.161 (per $100 assessed value)

Tax Due = $368,000 x .01161 = .......................................... $4,272.48
($1.161 divided by 100)

Add special taxes or assessments........................................ $ 120.00
(Example is a fire charge - varies by district)

Net Tax Due ......................................................................... $4,392.48

*Applicable Tax Rate

The applicable tax rate will vary by the location of the property, primarily what school district the property is in. The basic tax rate is 1%. In addition to the 1% any voter approved debt is included in the rate. These would be school and/or municipal bonds.

For example, the basic tax rate in the Ukiah valley for 2019-20 is $1.161. This rate is broken down as follows:

| $1.000  | Countywide 1% |
| .139   | Ukiah Unified Bond |
| .022   | Mendocino College Bond |
| $1.161 | Total Rate |

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