

**ASSESSMENT APPEAL APPLICATION**

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

**RECEIVED**  
**NOV 25 2024**  
**MADERA COUNTY**  
**BOARD OF SUPERVISORS**

Madera County Assessment Appeals Board  
 Attn: Clerk of the Board of Supervisors  
 200 W. 4<sup>th</sup> Street, 4<sup>th</sup> Floor  
 Madera, CA 93637  
 Office: (559) 675-7700 [www.maderacounty.com](http://www.maderacounty.com)

**A \$200.00 Hearing Fee (per Application) must be submitted at the time of filing. See attached "Information and Instructions for Assessment Appeal Application" for more information.**

**APPLICATION NUMBER: Clerk Use Only**  
24R011

**1. APPLICANT INFORMATION - PLEASE PRINT**

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME <b>Manpreet Singh</b>						EMAIL ADDRESS oconnorappeal@poconnor.com	
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) <b>9840 Lois stiltner ct</b>							

CITY <b>Elk Grove</b>	STATE <b>CA</b>	ZIP CODE <b>95624</b>	DAYTIME TELEPHONE <b>(916 ) 271-7079</b>	ALTERNATE TELEPHONE ( )	FAX TELEPHONE ( )
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**2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL)**

NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL) <b>Patel, Hemin</b>						EMAIL ADDRESS oconnorappeal@poconnor.com	
COMPANY NAME <b>O'Connor and Associates</b>							
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INTIAL) <b>Le, Du</b>							

MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) <b>2200 North Loop West, Suite 310</b>							
CITY <b>Houston</b>	STATE <b>TX</b>	ZIP CODE <b>77018</b>	DAYTIME TELEPHONE <b>(210 ) 304-9052</b>	ALTERNATE TELEPHONE ( )	FAX TELEPHONE ( )		

**AUTHORIZATION OF AGENT**  AUTHORIZATION ATTACHED

*The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business.*

*The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.*

SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE 	TITLE <b>National Property Tax Consultant</b>	DATE <b>11/21/24</b>
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**3. PROPERTY IDENTIFICATION INFORMATION**

Yes  No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner?

**ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL**

ASSESSOR'S PARCEL NUMBER <b>011-142-018-000</b>	ASSESSMENT NUMBER	FEE NUMBER
ACCOUNT NUMBER	TAX BILL NUMBER	

PROPERTY ADDRESS OR LOCATION <b>824 S GATEWAY DR</b>	DOING BUSINESS AS (DBA), if appropriate
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**PROPERTY TYPE**  SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX

MULTI-FAMILY/APARTMENTS: NO. OF UNITS \_\_\_\_\_

COMMERCIAL/INDUSTRIAL

BUSINESS PERSONAL PROPERTY/FIXTURES

AGRICULTURAL

MANUFACTURED HOME

WATER CRAFT

OTHER: \_\_\_\_\_

POSSESSORY INTEREST

VACANT LAND

AIRCRAFT

4. VALUE	A. VALUE ON ROLL	B. APPLICANT'S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND	\$265,200	\$265,200	
IMPROVEMENTS/STRUCTURES	\$2,455,140	\$1,964,112	
FIXTURES			
PERSONAL PROPERTY (see instructions)	\$1	\$1	
MINERAL RIGHTS			
TREES & VINES			
OTHER			
<b>TOTAL</b>	<b>\$2,720,341</b>	<b>\$2,229,313</b>	
PENALTIES (amount or percent)			

**5. TYPE OF ASSESSMENT BEING APPEALED**  Check only one. See instructions for filing periods

- \*REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF THE CURRENT YEAR
- SUPPLEMENTAL ASSESSMENT
  - \*DATE OF NOTICE: \_\_\_\_\_ \*\*ROLL YEAR: \_\_\_\_\_
- ROLL CHANGE     ESCAPE ASSESSMENT     CALAMITY REASSESSMENT     PENALTY ASSESSMENT
  - \*DATE OF NOTICE: \_\_\_\_\_ \*\*ROLL YEAR: \_\_\_\_\_
  - \*Must attach copy of notice or bill, where applicable      \*\*Each roll year requires a separate application*

**6. REASON FOR FILING APPEAL (FACTS)** See instructions before completing this section.

If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this application. The reasons that I rely upon to support requested changes in value are as follows:

- A. DECLINE IN VALUE
  - The assessor's roll value exceeds the market value as of January 1 of the current year.
- B. CHANGE IN OWNERSHIP
  - 1. No change in ownership occurred on the date of \_\_\_\_\_.
  - 2. Base year value for the change in ownership established on the date of \_\_\_\_\_ is incorrect.
- C. NEW CONSTRUCTION
  - 1. No new construction occurred on the date of \_\_\_\_\_.
  - 2. Base year value for the completed new construction established on the date of \_\_\_\_\_ is incorrect.
  - 3. Value of construction in progress on January 1 is incorrect.
- D. CALAMITY REASSESSMENT
  - Assessor's reduced value is incorrect for property damaged by misfortune or calamity.
- E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value.
  - 1. All personal property/fixtures.
  - 2. Only a portion of the personal property/fixtures. Attach description of those items.
- F. PENALTY ASSESSMENT
  - Penalty assessment is not justified.
- G. CLASSIFICATION/ALLOCATION
  - 1. Classification of property is incorrect.
  - 2. Allocation of value of property is incorrect (e.g., between land and improvements).
- H. APPEAL AFTER AN AUDIT. Must include description of each property, issues being appealed, and your opinion of value.
  - 1. Amount of escape assessment is incorrect.
  - 2. Assessment of other property of the assessee at the location is incorrect.
- I. OTHER
  - Explanation (attach sheet if necessary) \_\_\_\_\_

**7. WRITTEN FINDINGS OF FACTS (\$500.00 deposit plus actual costs per Application. See attached Information and Instructions.)**

- Are requested.     Are not requested.

**8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions.**

- Yes     No

**CERTIFICATION**

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property – "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar Number \_\_\_\_\_, who has been retained by the applicant and has been authorized by that person to file this application.

SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) 	SIGNED AT (CITY, STATE) Houston, Texas	DATE 11/21/24
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NAME (Please Print)

Hemin Patel

FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)

- OWNER     AGENT     ATTORNEY     SPOUSE     REGISTERED DOMESTIC PARTNER     CHILD     PARENT     PERSON AFFECTED
- CORPORATE OFFICER OR DESIGNATED EMPLOYEE

County Use Only	County Use Only – Hearing Fee	County Use Only – Written Findings of Facts Deposit
Received by: <input type="checkbox"/> Walk-in <input checked="" type="checkbox"/> Mail <input type="checkbox"/> Certified Mail	Rec'd: <input type="checkbox"/> Cash <input type="checkbox"/> Money Order #	Rec'd: <input type="checkbox"/> Cash <input type="checkbox"/> Money Order #
Hearing Fee Exempt: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Check # 35761	<input type="checkbox"/> Check #
Return to Applicant: <input type="checkbox"/> No Fee Rec'd <input type="checkbox"/> Needs Corrections	Receipt No: 630950    Dated: 01/27/25	Receipt No:    Dated:

MADERA COUNTY 2024 - 2025 PROPERTY TAX BILL  
TRACY KENNEDY TREASURER-TAX COLLECTOR  
200 W. 4TH ST. 2ND FLOOR, MADERA CA 93637, PHONE 559-675-7713  
SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2024 - JUNE 30, 2025

PROPERTY INFORMATION				IMPORTANT MESSAGES	
ASMT NUMBER:	011-142-018-000	TAX RATE AREA:	002040	Original bill date 09/04/2024	
ORIG ASMT:	011-142-018-000	ACRES:	0.74	Values include 10% penalty	
FEE NUMBER:	011-142-018-000				
LOCATION:	824 S GATEWAY DR				
3450 ALLAN AVE WEST SACRAMENTO CA 95961					

2024-2025

COUNTY VALUES, EXEMPTIONS, AND TAXES				
PHONE #	DESCRIPTION	PRIOR	CURRENT	BILLED
(Land) 559-675-7710	LAND	0	265200	265200
(Fixed Improvements) 559-675-		0	0	0
(Growing) 559-675-7710		0	0	0
(Structural Imprv) 559-675-77	STRUCTURAL IMPROVEMENTS	0	2455140	2455140
(Personal property) 559-675-7	PERSONAL PROPERTY	0	1	1
(MHI PP) 559-675-7710		0	0	0
(Exemptions) 559-675-7710		0	0	0
NET TAXABLE VALUE				2720341
VALUES X TAX RATE PER \$100 1.000000				\$27,203.40

VOTER APPROVED TAXES / TAXING AGENCY DIRECT CHARGES & SPECIAL ASSESSMENTS / FEES							
PHONE #	CODE	DESCRIPTION	ASSESSED VALUE	X	TAX RATE / 100	=	TAX AMOUNT
	14910	MADERA UNIFIED 2005	2720341		0.029142		\$792.76
	14911	MADERA UNIFIED 2006	2720341		0.004076		\$110.88
	14912	MADERA UNIFIED 2007	2720341		0.027058		\$736.06
	14916	MADERA UNIFIED 2016	2720341		0.001696		\$46.12
	14917	MADERA UNIFIED 2017	2720341		0.033178		\$902.54
	14918	MADERA UNIFIED 2019	2720341		0.013422		\$365.12
	14919	MADERA UNIFIED 2020	2720341		0.012547		\$341.32
	14920	MADERA UNIFIED 2022	2720341		0.012333		\$335.48

PHONE #	DESCRIPTION	DIR CHR	PHONE #	DESCRIPTION	DIR CHR	PHONE #	DESCRIPTION	DIR CHR
(559) 673-3514	Madera Irrigation District	\$116.80						

AGENCY TAXES	\$4,781.72
DIRECT CHARGES	\$116.80
FEES	\$0.00
AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES	\$4,898.52

1st INSTALLMENT \$16,050.96	2nd INSTALLMENT \$16,050.96	TOTAL TAXES
PAID ON 11/01/2024	PAID ON 01/12/2025	\$32,101.92

**MADERA COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB**

ASMT NUMBER: 011-142-018-000 TAX YEAR: 2024  
 ORIG ASMT: 011-142-018-000  
 FEE NUMBER: 011-142-018-000  
 LOCATION: 824 S GATEWAY DR

3450 ALLAN AVE  
WEST SACRAMENTO CA 95961

MAKE CHECK PAYABLE TO:  
Madera County Tax Collector  
200 W. 4th St. 2nd Floor  
Madera, CA 93637

2024-2025 2ND  
PAID ON 01/12/2025 \$16,050.96

PAID

011142018000720248000016050960200001768605020248

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**MADERA COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB**

ASMT NUMBER: 011-142-018-000 TAX YEAR: 2024  
 ORIG ASMT: 011-142-018-000  
 FEE NUMBER: 011-142-018-000  
 LOCATION: 824 S GATEWAY DR

3450 ALLAN AVE  
WEST SACRAMENTO CA 95961

MAKE CHECK PAYABLE TO:  
Madera County Tax Collector  
200 W. 4th St. 2nd Floor  
Madera, CA 93637

2024-2025 1ST  
PAID ON 11/01/2024 \$16,050.96

PAID

011142018000720248000016050960100001765605620248

## Ad-valorem Taxes

Phone	Code	Description	Assessed Value	Tax Rate	Tax Amount
	14921	MADERA UNIFIED 2024	2720341	0.021923	596.3800
5596003491	16007	ST CT COMM COLL 2015 REF	2720341	0.003252	88.4600
5596003491	16008	ST CT COMM COLL 2016 GO A	2720341	0.001296	35.2400
5596003491	16009	ST CT COMM COLL 2017 REF	2720341	0.000234	6.3600
5596003491	16010	ST CT COMM COLL 02 S18A	2720341	0.002058	55.9800
5596003491	16011	ST CT COMM COLL 2016 GO B	2720341	0.004176	113.6000
5596003491	16012	ST CT COMM COLL 2020 REF	2720341	0.001320	35.9000
5596003491	16013	ST CT COMM COLL 16 S22C	2720341	0.008070	219.5200

AUTHORIZATION OF PROPERTY TAX AGENT

State of California

County of Madera

This letter serves as authorization for **O'Connor & Associates of 2200 North Loop West Suite 310, Houston, TX 77018** to act in our behalf as Agent in regard to Property Taxes in the County of Madera and has full permission to represent us in returns containing information for the purpose of assessing property owned or managed by this firm, examining records, and discussing with the appropriate governmental authority the assessment of the property designated below.

Account Number: 011-143-003

Owner: MANPREET SINGH

Property Address: 900 S GATEWAY DR  
MADERA, CA 93637

This authorization is in effect for 3 years, or until written notice of termination is issued by an officer of this company.

It is requested that all communications regarding any matter in which this Agent is authorized to act is addressed to:

**O'Connor & Associates of 2200 North Loop West Suite 310, Houston, TX 77018**

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
11/2/2023

OWNER OF RECORD

By: Manpreet Singh

Printed Name: Manpreet Singh

11/18/23 10:28



This envelope is only for FedEx Express® shipments.

ORIGIN ID: LKSA (713) 375-4084	SHIP DATE: 22 NOV 24 ACTWGT: 1.00 LB CAD: 261734220/FAP12208 DIMS: 13x10x1 IN
PATRICK O'CONNOR & ASSOCIATES INC 2200 NORTH LOOP W STE 200	BILL SENDER
HOUSTON, TX 77018 UNITED STATES US	

TO CLERK OF THE BOARD OF SUPERVISORS  
MADERA COUNTY  
200 W 4TH ST FL 4

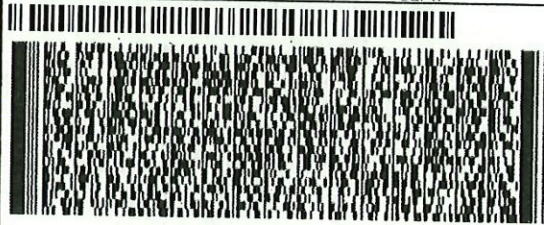
**RECEIVED**  
NOV 25 2024

MADERA CA 93637

(713) 909-5804  
INV:  
PO:

**MADERA COUNTY  
BOARD OF SUPERVISORS**

DEPT:



58CJ879D3/C6C4

TUE - 26 NOV 5:00P

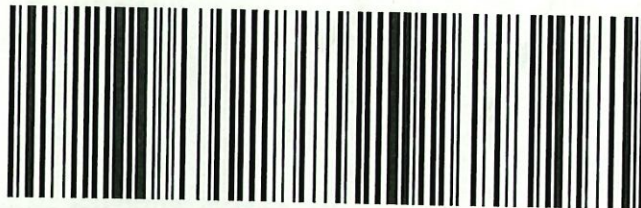
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