

FRESNO COUNTY, CALIFORNIA / EXAMPLE TAX YEAR 2026

A closer look at the assessment.

Sample Fresno home (fictional)

Single-family residence | 3 bedrooms | 2 bathrooms | 1,800 sq ft

EXAMPLE ASSESSED VALUE

\$450,000

ILLUSTRATIVE VALUE OPINION

\$410,000

Difference in assessed value: \$40,000 (8.9%)

WHAT THE COMPARISON SHOWS

Three fictional nearby sales produce adjusted values of \$400,000, \$410,000 and \$420,000. Their median is \$410,000, below the example assessment of \$450,000. Page 2 shows the inputs and arithmetic.

HOW TO READ THIS NUMBER

The \$40,000 difference is a possible reduction in assessed value, not a tax refund. Any tax savings depend on the applicable tax rate and the county decision. This sample does not predict an appeal outcome.

Your report uses available property records and comparable sales. Review the facts, assumptions and evidence before filing. The report is not a licensed appraisal or a decision by the county.

VALUATION DATE: JANUARY 1, 2026

The sales behind the value.

This simplified example shows how sale prices can be adjusted for differences from the subject. Every sale and adjustment below is fictional. Actual reports depend on the available evidence.

Comparison	Sale A	Sale B	Sale C
Sale date	Oct 15, 2025	Nov 12, 2025	Dec 8, 2025
Living area	1,700 sq ft	1,800 sq ft	1,900 sq ft
Bedrooms / baths	3 / 2	3 / 2	3 / 2
Sale price	\$390,000	\$410,000	\$430,000
Size adjustment	+\$10,000	\$0	-\$10,000
Adjusted value	\$400,000	\$410,000	\$420,000

WHY THOSE ADJUSTMENTS?

For illustration only, this table uses \$100 per square foot for size differences: add \$10,000 to the smaller home and subtract \$10,000 from the larger one. This is not a market-derived rate or a recommendation for a real appeal.

Median adjusted sale value: **\$410,000**. A real analysis also considers location, condition, timing and other supported differences. This simplified table does not reproduce every field in the delivered report.

YOUR NEXT STEPS

From evidence to an appeal.

01 REVIEW THE REPORT

Check the subject facts, assessment year, comparable sales and proposed value. Correct errors and gather records that support your position.

02 CONFIRM COUNTY REQUIREMENTS

Use the official county application and current instructions. Verify the deadline for your assessment type, where to file, the signature requirements and any county filing fee.

03 SUBMIT YOUR OWN APPLICATION

The self-file report does not submit an appeal for you. Complete the required application and attach evidence as directed by your county. Keep copies and proof of timely submission.

04 PREPARE FOR FOLLOW-UP

Watch for county notices and respond on time. You handle any hearing. Optional paid representation is a separate service.

WHAT IS INCLUDED IN THIS PREVIEW

Valuation summary, a comparable-sales table and filing guidance. Your delivered report is tailored to the property and available data; its length and details may differ.

Official starting point: [Fresno County assessment appeals](#).

This fictional preview is educational and must not be submitted as evidence.