

Account Combination Request

TAX YEAR – 20____

We wish to combine the following accounts into one tax account on the Appraisal Roll.

PID# _____ GEO# _____ PID# _____ GEO# _____

PID# _____ GEO# _____ PID# _____ GEO# _____

PID# _____ GEO# _____ PID# _____ GEO# _____

Reason for Combination _____

The following conditions have been met:

All requests

1. The land is contiguous (physically joins).
Reason: Separate property requires separate appraisals.
2. The land is not separated by a public road
Reason: Roads affect appraised value of the land.
3. The land is not separated by city limit, MUD, or school district boundaries.
Reason: Each jurisdiction can tax only their portion of the land.
4. Ownership is identical for all the land, mobile homes, structures, etc.
Reason: Separate ownership cannot be combined by law
5. The land is in the same abstract or same subdivision
6. All taxes are current

Residential Homestead Exemption

1. If there is more than one (1) residential improvement on the combined property, this request will be reviewed by SJCAD to determine if the total property package will be eligible for residential homestead exemptions.

Over 65 Exemption or Disabled Person Exemption

1. I understand that existing freeze ceilings will change due to added value.

Mortgage Lien Holders

1. There are no separate mortgages or liens on this land, mobile homes, structures, etc.
Reason: Some mortgage companies will not pay taxes on combined property.
2. We do have separate mortgages or liens, but we have contacted the lien holder(s) and received written approval for the combination.

Signature: _____

Date: _____

Print Name: _____

Phone #: _____