



Welcome to our web-based survey that examines residents' preferences regarding property taxes. Please read the consent form below and click "I Agree" when you are ready to start the survey:

The study is being conducted by a team of researchers led by Professor Alejandro Zentner of The University of Texas at Dallas, and it has been designated by The University of Texas at Dallas Office of Research Integrity and Outreach as exempt from review by an Institutional Review Board. No deception is involved, and the study involves no more than minimal risk to participants (i.e., the level of risk encountered in daily life). Participation in the study typically takes 15 minutes and is strictly confidential. All responses are treated as confidential.

- Yes, I would like to take part in this study and confirm that I am 18 years of age or older, I understand the statements above, and freely consent to participate in the study.



What is the state and county of your primary residence (the place where you usually live)?

State

California

County

Alameda County, California



Do you currently live with your parents or legal guardians?

- Yes
- No

Do you (or your parents/legal guardians) rent or own your primary residence?

- Rent
- Own



How many years have you (or your parents/legal guardians) owned your primary residence for?

- Less than 1 year
- 1 year
- 2 years
- 3 years
- 4 years
- 5 or more years

Who pays the property taxes on your primary residence?

- You
- Your spouse or partner
- Other:



How do you typically pay for the property taxes on your main residency?

- Monthly (for example, with your mortgage payments)
- Once a year
- Twice a year
- Other:



Next, we will ask you a few questions about home values and property taxes in **2018**.

Consider the **AVERAGE HOME** in your county. What do you think was its **market value** as of **January 1st, 2018**?

\$

**Note:** Please *do not* write in dollar signs, commas or decimal points. If you are not sure, just provide your best guess.

How confident are you about this value?

Not at all confident

Somewhat  
confident

Confident

Very confident



Consider the **AVERAGE HOME** in your county in 2018. What dollar amount you think that home paid in **PROPERTY TAXES in 2018?**

\$  Annually

**Note:** Please do not write in dollar signs, commas or decimal points. These were the property taxes that households either paid monthly from January to December of 2018 or in one lump sum typically around December 2018 or January 2019. If you are not sure, just provide your best guess.

How confident are you about this value?

Not at all confident

Somewhat confident

Confident

Very confident



Next, a group of individuals participating in this survey will be randomly chosen to receive some information related to the market values and property taxes in your county as of 2018.

Please continue to the next screen to find out if you will be selected to receive information.





You have been selected to receive the following information. According to the latest data from the American Community Survey, the following are the average market values and property taxes in your county (Alameda County, California) as of **2018**:

**Average home value** as of January 1st, **2018: \$886,452**

**Average property taxes** paid in **2018: \$6,771**

Please take some time to read and understand this information carefully, because you will not be able to go back to this screen. When you are ready, proceed to the next screen.



The previous questions were about home values and property taxes in **2018**. Now, we want to ask you questions about **2020**.

We want to know about **YOUR HOME**. What do you think was the **market value** of your home as of **January 1st, 2020**?

\$

**Note:** Please do not write in dollar signs, commas or decimal points. If you are not sure, just provide your best guess.

How confident are you about this value?

Not at all  
confident

Somewhat  
confident

Confident

Very confident



What is the dollar amount **YOUR HOUSEHOLD** will pay in **property taxes** for your home in **2020**?

\$  Annually

**Note:** Please do not write in dollar signs, commas, or decimal points. These are the property taxes that you either pay monthly from January to December of 2020 or in one lump sum typically around December 2020 or January 2021. If you do not know the exact amount, just provide your best guess

How confident are you about this value?

Not at all confident

Somewhat  
confident

Confident

Very confident





Consider the **AVERAGE HOME** in your county in 2020. What do you think was the **average market value** as of **January 1st, 2020**?

\$

**Note:** Please do not write in dollar signs, commas or decimal points. If you are not sure, just provide your best guess.



Consider the **AVERAGE HOME** in your county in 2020. What dollar amount you think that home paid in **property taxes in 2020**?

\$  Annually

**Note:** Please do not write in dollar signs, commas or decimal points. These are the property taxes that households will either pay monthly from January to December of 2020 or in one lump sum typically around December 2020 or January 2021. If you do not know the exact amount, just provide your best guess.



Find below a **summary of your answers:**

	<b>Your Home</b>	<b>Average Home in your County</b>
<b>Market Value:</b>	<b>\$800,000</b>	<b>\$800,000</b>
<b>Tax Amount:</b>	<b>\$8,000</b>	<b>\$5,000</b>
<b>Tax Rate:</b>	<b>1.00%</b>	<b>0.63%</b>

*Relative to the other households in your county, do you feel the dollar amount that your household pays in property taxes is too little, too much, or about right?*

- 0 - I pay too little
- 1
- ...
- 5 - I pay about right
- ...
- 9
- 10 - I pay too much



Do you consider the amount of property taxes you pay to be too low, about right, or too high?

- My taxes are too low
- My taxes are about right
- My taxes are too high



Imagine you could change how much YOU pay in property taxes (just you, without changing how much others have to pay). What is the dollar amount of **property taxes** you would consider fair for your household in **2020**?

\$  Annually

**Note:** Please do not write in dollar signs, commas or decimal points. These are the property taxes that you either pay monthly from January to December of 2020 or in one lump sum typically around December 2020 or January 2021.





Some counties allow households to file a protest of their home's assessed value or property taxes. For example, a household may file a form to dispute the county's appraisal of its home's value. To the best of your knowledge, does your county allow you to file these types of protests?

- Yes
- No



Do you expect to file a protest of your home's assessed value or property taxes **next year (in 2021)**?

- Very likely
- Likely
- Unlikely
- Very unlikely



How likely are you to be **late** on payment of your property taxes next year (in 2021) by at least three months?

- Very likely
- Likely
- Unlikely
- Very unlikely



Imagine the government gave you full power to choose the property taxes that each household must pay, as long as the total property taxes collected stays the same.

You can set taxes any way you want, based on what you consider fair. **What property taxes would you choose for each home?** These two values must add up to \$30,000.

Household A (its home is worth \$400,000)

\$

Household B (its home is worth \$1,100,000)

\$

Total

\$



Which of the following alternatives would you prefer?

- Lower property taxes (your taxes and the taxes of everyone else decrease but you get worse government services)
- Property taxes do not change (your taxes and the taxes of everyone else are held constant and so are government services)
- Higher property taxes (your taxes and the taxes of everyone else increase to provide better government services)



In politics, as of today, do you consider yourself a Republican, a Democrat, or an independent?

- Democrat
- Republican
- Independent



We are almost done. We would like to ask you a few more questions about yourself before finishing the survey.

Please indicate your gender:

- Female
- Male
- Other

How old are you?

Which of the following best describes your ethnicity?

- White
- Black or African American
- Asian or Native Hawaiian and other Pacific Islander
- American Indian or Alaska Native
- Hispanic or Latino origin



Are you currently married or living with a partner (not including roommates)?

- Yes
- No

Do you have kids?

- Yes
- No

Please indicate the type of your current primary residence.  
Is your primary residence a:

- Single-Family Home
- Apartment/Condo/Co-op
- Townhouse/Duplex
- Mobile/Manufactured home
- Other





How many bedrooms does your primary residence have?

- 0 Bedrooms/Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- 5+ Bedrooms



Recent research on decision making shows that choices are affected by the context in which they are made. Differences in how people feel, in their previous knowledge, experience, and in their environment can influence the choices they make. To help us understand how people make decisions, we are interested in information about you. Specifically, whether you actually take the time to read the instructions. If you don't, some results may fail to tell us very much about decision making in the real world. To help us confirm that you have read these instructions, please ignore the question about how you are feeling.

Instead, only check the "none of the above" option. Thank you very much.

Interested

Hostile

Nervous

Distressed

Enthusiastic

Determined

Excited

Proud

Attentive

Upset

Irritable

Jittery

Strong

Alert

Active

Scared

Inspired

None of the above



In your opinion, were the questions included in this survey easy or difficult to understand?

- Easy to understand
- Neither easy nor difficult
- Difficult to understand

Feel free to share any comments with us below. For example, let us know if there is a question you did not understand.