

**CHANGE OF OWNERSHIP STATEMENT
REAL PROPERTY OR MANUFACTURED HOMES
SUBJECT TO LOCAL PROPERTY TAXES**



RICK AUERBACH
ASSESSOR

COUNTY OF LOS ANGELES • OFFICE OF THE ASSESSOR
500 WEST TEMPLE STREET, ROOM 225
LOS ANGELES, CA 90012-2770 • Toll Free: 1.888.807.2111
Email: helpdesk@assessor.lacounty.gov
Website: assessor.lacounty.gov
Si desea ayuda en Español, llame al número 213.974.3211

**This statement represents a written request from the Assessor.
Failure to file will result in the assessment of a penalty.**

NAME AND MAILING ADDRESS OF BUYER/TRANSFeree
(Make necessary corrections to the printed name and mailing address)

Assessor's Parcel Number ►

Property Address ▼

Legal Description ▼

FILE THIS STATEMENT BY: _____

NAME OF SELLER/TRANSFEROR (LAST, FIRST, MIDDLE INITIAL)		ASSESSOR'S PARCEL NUMBER	
STREET ADDRESS OF REAL PROPERTY		CITY	ZIP CODE

FOR INFORMATION CALL ►

PART 1. TRANSFER INFORMATION *Please complete all statements.*

YES NO

- A. This transfer is solely between husband and wife (*addition of a spouse, death of a spouse, divorce settlement, etc.*).
- B. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
- C. This document is recorded to create, terminate, or reconvey a lender's interest in the property.
- D. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- E. This document is recorded to substitute a trustee of a trust, mortgage, or other similar document.
- F. This transfer resulted in the creation of a joint tenancy in which the seller (*transferor*) remains as one of the joint tenants.
- G. This transfer returns property to the person who created the joint tenancy (*original transferor*).
- H. This is a transfer of property:
 - 1. to a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and or the transferor's spouse.
 - 2. to a trust that may be revoked by the creator/grantor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor dies.
 - 3. to an irrevocable trust for the benefit of the creator/grantor and/or grantor's spouse.
 - 4. to an irrevocable trust from which the property reverts to the creator/grantor within 12 years.
- I. This property is subject to a lease, and has the remaining lease term 35 years or more including written options.
- J. This is a transfer between: parent(s) and child(ren) grandparent(s) and grandchild(ren).
- K. This transaction is to replace a principal residence by a person 55 years of age or older.
- L. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5.
- M. This transfer is solely between domestic partners currently registered with the California Secretary of State.
- N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) remain the same after the transfer.
- O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
- P. This transfer is to the first purchaser of a new building containing an active solar energy system.

If you checked YES to statements J, K, L, or P, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. If you do not file a claim, it will result in the reassessment of your property. Contact the Assessor for claim forms.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
Original term in years (*including written options*): _____ Remaining term in years (*including written options*): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

STREET ADDRESS OF REAL PROPERTY

ASSESSOR'S PARCEL NUMBER

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Cash down payment, or value of trade or exchange. Do not include closing costs.
B. First deed of trust. % interest for years; monthly payment (principal and interest) \$
C. Second deed of trust. % interest for years; monthly payment (principal and interest) \$
D. Other financing. Type of financing: % interest for years; monthly payment (principal and interest) \$
E. Value of any improvement bond assumed by the buyer. Outstanding balance: \$
F. Value of real estate commission. Enter an amount only if the property was traded or exchanged.
G. Total purchase or acquisition price. Add items A through F.
H. The property was purchased: Through broker. Provide broker name and telephone:
I. Please explain any special terms, seller concessions, financing not shown above, and any other information that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
B. YES NO This property is intended as my personal residence.
C. YES NO Personal/business property (other than a manufactured home subject to local property tax), or incentives, are included in the purchase price.
D. YES NO A manufactured home is included in the purchase price.
E. YES NO The property produces income.
F. The condition of the property at the time of sale was: Good Average Fair Poor

IMPORTANT NOTICE

The law requires any transferee acquiring an interest in real property or manufactured home subject to local property taxation, and that is assessed by the county assessor, to file a Change of Ownership Statement with the County Recorder or Assessor.

The property you acquired may be subject to a supplemental assessment in an amount to be determined by the Los Angeles County Assessor.

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 and correct to the best of my knowledge and belief.

Signature of owner or corporate officer, Date, Name of new owner/legal representative/corporate officer, Title, E-mail address, Daytime telephone