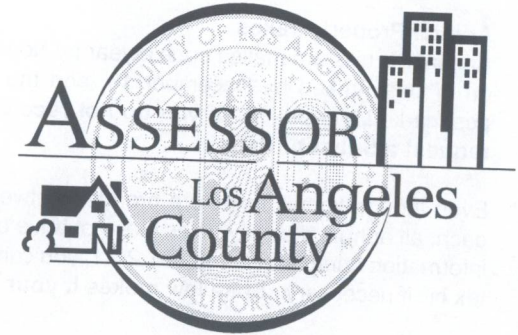


IMPORTANT DATES FOR HOMEOWNERS¹

January 1	<ul style="list-style-type: none"> Taxes become a lien on all taxable property at 12:01 AM. First day to file affidavits and claims for exemptions for real property.
February 1	<ul style="list-style-type: none"> Second installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on April 10).
February 15	<ul style="list-style-type: none"> Deadline for timely filing of affidavits and claims for exemptions (late after 5:00 PM; a postmark before midnight is considered timely) for real property, including Veterans' and Disabled Veterans'. Last day to file for the Homeowners' Exemption claim (late after 5:00 PM; a postmark before midnight is considered timely) to receive the maximum exemption (\$7,000 of assessed value).
April 10	<ul style="list-style-type: none"> SECOND INSTALLMENT² OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely). Annual payment on the Installment Plan of Redemption is due.
June 1	<ul style="list-style-type: none"> Mailing of delinquent tax bills for current year and supplementals. First day to file application for Decline-in-Value Review.
June 30	<ul style="list-style-type: none"> Last day of the property tax year (fiscal year). DELINQUENT property becomes TAX DEFAULTED for nonpayment of taxes. If delinquent taxes are not paid in full, the property is subject to the power of sale after five (5) years for residential property, and after three (3) years for non-residential commercial property. Last day (prior to 5:00 PM) to open an installment plan of redemption on those parcels in their fifth year of delinquency.
July 1	<ul style="list-style-type: none"> First day of the property tax year (fiscal year). First day affidavit and claim for homeowner or renters assistance may be filed with State Franchise Tax Board (if funding is available).
July 2	<ul style="list-style-type: none"> First day to file an Assessment Appeal application for equalization of assessment.
September (fourth Monday)	<ul style="list-style-type: none"> Assessment Appeals hearings commence.
October 1	<ul style="list-style-type: none"> Beginning day of annual secured tax bill mailing.
October 15	<ul style="list-style-type: none"> Last day affidavit and claim for homeowner or renters assistance may be filed (late after 5:00 PM) with State Franchise Tax Board (if funding is available).
November 1	<ul style="list-style-type: none"> First installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on December 10).
November 30	<ul style="list-style-type: none"> LAST DAY TO FILE ASSESSMENT APPEAL APPLICATION FOR REDUCTION OF ASSESSMENT MADE IN REGULAR PERIOD IN LOS ANGELES COUNTY. Last day to file application for Decline-in-Value Review with our office (late after 5:00 PM; a postmark before midnight is considered timely). This should be done if you feel the market value of your property is below your Proposition 13 value.
December 10	<ul style="list-style-type: none"> FIRST INSTALLMENT² OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely). Last day to file late Homeowners' Exemption to receive 80% of the exemption. Last day to file late Veterans' Exemption to receive 80% of the exemption. Last day to file late Disabled Veterans' Exemption to receive 90% of the exemption. <p>¹ If the specified date falls on a weekend or legal holiday, the act required may be done on the next business day.</p> <p>² The property tax year (fiscal year) runs from July 1 to June 30. Property is taxed as of January 1 for payment in the following fiscal year.</p>

JOHN R. NOGUEZ • ASSESSOR



A MESSAGE TO HOMEOWNERS

FROM

JOHN R. NOGUEZ

500 West Temple Street
 Los Angeles, California 90012-2770
 213.974.3211
 1.888.807.2111
assessor.lacounty.gov

"To Enrich Lives Through Effective And Caring Service"



Message to Homeowners from Assessor John R. Noguez

Congratulations on your purchase of a home! I am working with real estate professionals throughout Los Angeles County to help make this a positive experience and to aid you in avoiding some of the common pitfalls that may occur in the property tax process. It is important that you take a few minutes to review the following:

Annual Property Taxes

Annual tax bills are mailed once a year by November 1. The first installment is delinquent if payment is not received on or postmarked by December 10, and the second installment is delinquent if payment is not received on or postmarked by April 10. **If you do not receive your tax bill by November 1, you may call 1.888.807.2111 and request a Substitute Bill.**

Even though known taxes are prorated between the buyer and seller during escrow and proper credit is given to each, all annual property taxes may not have been paid to the Tax Collector at that time. By calling the property tax information number at 1.888.807.2111, you can determine if any annual taxes are due and how to obtain a substitute tax bill if necessary. **State law makes it your responsibility to pay the taxes whether or not you receive a bill.**

Supplemental Property Taxes

In addition to annual taxes, you may be responsible for paying supplemental property taxes. Supplemental bills are based on the difference between the old assessed value and your new assessed value, which is generally your purchase price. This amount is prorated based on the number of months left in the fiscal year from the date you purchased your home. If the property is reassessed at a lower value, you will receive a refund.

Supplemental tax bills are your responsibility and will be mailed directly to you by the Treasurer and Tax Collector's Office approximately 6 months after your purchase. These bills are not generally paid by impound accounts. You may view your estimated supplemental tax amount by selecting **Supplemental Tax Estimator** on our website: assessor.lacounty.gov.

Reassessment Exclusions

Your home may be excluded from reassessment if the transfer of property was between parent(s) and child(ren), or from grandparent(s) to grandchild(ren). Also, if you are disabled, or a senior age 55 or older, you may qualify to transfer the assessed value from your original property to your replacement property. Contact my staff or visit our website to obtain additional information and claim forms.

Homeowners' Exemption

If you own and occupy your home as your principal place of residence, you are eligible for a Homeowners' Exemption that reduces your property tax by about \$70 annually. You will be sent an application about three to four months after your deed is recorded.

As a homeowner myself, I am committed to do all I can to make the property tax process as easy as possible for you. If you have any questions, don't hesitate to call my staff toll-free at 1.888.807.2111, select *6, and/or visit our website: assessor.lacounty.gov.

John R. Noguez, Assessor
Wendy Watanabe, Auditor-Controller
Mark Saladino, Treasurer and Tax Collector
Sachi A. Hamai, Assessment Appeals Board



LOS ANGELES COUNTY PROPERTY TAX PORTAL

A website for all your property tax needs

lacountypropertytax.com

Information about property taxes from four property tax departments is now available at one website.

Here is just some of the valuable information now available through the PROPERTY TAX PORTAL:

- Information for new home and business owners.
- Property data and maps.
- How to read your tax bill.
- How much your taxes are, and how to get a copy of your current tax bill.
- How to appeal your value.
- Areas of responsibilities of the four property tax departments with direct links to each of their websites.
- A public inquiry form and contact information.
- Answers to the most frequently asked questions about property taxes.
- Información en Español.

...and much more.

"To Enrich Lives Through Effective And Caring Service"

John R. Noguez, Assessor
Wendy L. Watanabe, Auditor-Controller
Mark Saladino, Treasurer and Tax Collector
Sachi A. Hamai, Assessment Appeals Board



LOS ANGELES COUNTY PROPERTY TAX PORTAL

A website for all your property tax needs

lacountypropertytax.com

Information about property taxes from four property tax departments is now available at one website.

Here is just some of the valuable information now available through the **PROPERTY TAX PORTAL:**

- Information for new home and business owners.
- Property data and maps.
- How to read your tax bill.
- How much your taxes are, and how to get a copy of your current tax bill.
- How to appeal your value.
- Areas of responsibilities of the four property tax departments with direct links to each of their websites.
- A public inquiry form and contact information.
- Answers to the most frequently asked questions about property taxes.
- Información en Español.

...and much more.

"To Enrich Lives Through Effective And Caring Service"

LOS ANGELES COUNTY ASSESSOR JOHN R. NOGUEZ

INVITES YOU TO A
FREE SEMINAR

HOW TO PREPARE AND FILE THE BUSINESS PROPERTY STATEMENT (571-L)

This presentation is especially **Designed for Business Owners** who are required to file the annual Business Property Statement. It is part of the Assessor's Public Service commitment to the Business Community. The presentation will last approximately 45 minutes, with a question and answer session to follow.

WHAT the Seminar Covers

Who must file?
What is the Business Personal Property Tax?
How to classify personal property and fixtures
Legal requirements and rules
What if I disagree with the value?
E-FILING & SDR (Standard Data Record)

WHERE AND WHEN

These timely Seminars are conducted in February and March at convenient locations throughout the county.

Visit the Los Angeles County website at:

www.assessor.lacounty.gov

or

www.lacountypropertytax.com

for

Seminar locations, dates and times.

Space is **LIMITED**.
For reservations or information

CALL 213.974.8613

JOHN R. NOGUEZ • ASSESSOR



IMPORTANT DATES FOR APARTMENT AND BUSINESS OWNERS

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111
assessor.lacounty.gov

"To Enrich Lives Through Effective And Caring Service"

IMPORTANT DATES FOR APARTMENT AND BUSINESS OWNERS¹

January 1	<ul style="list-style-type: none"> ● Taxes become a lien on all taxable property at 12:01 AM. ● First day to file affidavits and claims for exemptions (late after 5:00 PM; a postmark before midnight is considered timely) for personal and real property, including: <ul style="list-style-type: none"> · Cemeteries · Colleges · Church and Religious · Exhibitors · Museums · Owners of Historical Aircraft · Owners of Historical Wooden Vessels · Public Libraries · Public Schools · Welfare ● First day to file business personal property statements. (Persons owning \$100,000 or more in taxable personal property must file a statement with the Assessor between this date and May 7, the legal deadline for filing statements.) ● Unsecured property tax is DUE and payable to the Treasurer Tax Collector. However, bills are generally mailed March 1 through June 30 and become DELINQUENT after August 31.
January 15	<ul style="list-style-type: none"> ● Last day to file airport operators report with Assessor.
February 1	<ul style="list-style-type: none"> ● Second installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on April 10).
February 15	<ul style="list-style-type: none"> ● Deadline for timely filing of affidavits and claims for exemptions (late after 5:00 PM; a postmark before midnight is considered timely) for personal and real property, including: <ul style="list-style-type: none"> · Cemeteries · Colleges · Church and Religious · Exhibitors · Museums · Owners of Historical Aircraft · Owners of Historical Wooden Vessels · Public Libraries · Public Schools · Welfare
March 1	<ul style="list-style-type: none"> ● Annual mailing of personal property tax bills begins.
April 1	<ul style="list-style-type: none"> ● Due date for filing: <ul style="list-style-type: none"> · Apartment House Personal Property Statement · Business Personal Property Statement · Mining and Quarrying Production Report · Oil and Dissolved Gas Production Report · Oil, Gas, and Geothermal Personal Property Statement · Power Plant Property Statement
April 10	<ul style="list-style-type: none"> ● SECOND INSTALLMENT² OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely). ● Annual payment on the Installment Plan of Redemption is due.
May 7	<ul style="list-style-type: none"> ● LAST DAY TO FILE BUSINESS PERSONAL PROPERTY STATEMENT (LATE AFTER 5:00 PM) WITH ASSESSOR AND AVOID 10% PENALTY.
June 1	<ul style="list-style-type: none"> ● Mailing of delinquent tax bills for current year and supplementals. ● First day to file application for Decline-in-Value Review.
June 30	<ul style="list-style-type: none"> ● Last day of the property tax year (fiscal year). ● DELINQUENT property becomes TAX DEFAULTED for nonpayment of taxes. If delinquent taxes are not paid in full, the property is subject to the power of sale after five (5) years for residential property, and after three (3) years for non-residential commercial property. Last day (prior to 5:00 PM) to open an installment plan of redemption on those parcels in their fifth year of delinquency.
July 1	<ul style="list-style-type: none"> ● First day of the property tax year (fiscal year).
July 2	<ul style="list-style-type: none"> ● First day to file an Assessment Appeal application for equalization of assessment.
August 31	<ul style="list-style-type: none"> ● TAXES FOR PROPERTY ON THE UNSECURED ROLL AS OF JULY 31 BECOME DELINQUENT AT 5:00 PM IF UNPAID (a postmark before midnight is considered timely). A 10% penalty is added on September 1.
September (fourth Monday)	<ul style="list-style-type: none"> ● Assessment Appeals hearings commence.
October 1	<ul style="list-style-type: none"> ● Beginning day of annual secured tax bill mailing. ● Notice of Enforcement sent for unpaid unsecured property tax bills.
November 1	<ul style="list-style-type: none"> ● First installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on December 10). ● On or before this date, Notice of Lien is sent to inform property owner that lien is being filed for unpaid unsecured property taxes.
November 30	<ul style="list-style-type: none"> ● LAST DAY TO FILE AN ASSESSMENT APPEALS APPLICATION FOR REDUCTION OF ASSESSMENT MADE IN THE REGULAR ASSESSMENT PERIOD FOR PROPERTY LOCATED IN LOS ANGELES COUNTY. ● Last day to file application for Decline-in-Value Review for the previous January 1 lien date (late after 5:00 PM; a postmark before midnight is considered timely).
December 10	<ul style="list-style-type: none"> ● FIRST INSTALLMENT² OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely). <p>¹ If the specified date falls on a weekend or legal holiday, the act required may be done on the next business day.</p> <p>² The property tax year (fiscal year) runs from July 1 to June 30. Property is taxed as of January 1 for payment in the following fiscal year.</p>

- Q.** Are parent/child transfers automatically excluded from reassessment?
- A.** No. In order to receive exclusion, the *Claim for Reassessment Exclusion for Transfer Between Parent and Child* (Form: [BOE-58-AH, OWN-88](#)) must be filed with our office within a specified time frame. Visit our website or contact us for more details.
- Q.** Will the property be reassessed if the decedent's property passes to the spouse or registered domestic partner?
- A.** No. State law excludes from reassessment property transferred between husband and wife, and registered domestic partners. This includes transfers resulting from death. Registered Domestic Partners are two persons who have filed a *Declaration of Domestic Partnership* form with the California Secretary of State.
- Q.** Is the property eligible for reassessment exclusion if it is inherited from a grandparent(s)?
- A.** In some cases, yes. Transfers from grandparent(s) to grandchild(ren) are eligible for reassessment exclusion only if all the parents of that grandchild(ren), who qualify as children of the grandparent, are deceased as of the date of the change in ownership. (As of January 1, 2006, the step-parent of the grandchild[ren] does not have to be deceased in order to qualify for the grandparent to grandchild[ren] exclusion.) To receive an exclusion, the *Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild* (Form: [BOE-58-G, OWN-143](#)) must be filed with our office within a specified time frame. Visit our website or contact us for more details on *Reassessment Exclusion for Real Property Transfers from Grandparent to Grandchild*.
- Q.** Are there deadlines for filing a *Claim for Reassessment Exclusion for Transfer Between Parent and Child* and a *Claim for Reassessment Exclusion for Real Property Transfers from Grandparent to Grandchild*?
- A.** Yes. A claim must be filed within three years after the date of transfer, or prior to transfer to a third party, whichever is earlier, or within 6 months after the date of mailing of the notice of supplemental or escape assessment. If the above time requirements have expired and the property has not been transferred to a third party, a claim can still be filed, however, the exclusion will only apply to future tax years. Visit our website or contact us for more details.

For More Information

For general information, visit our website or visit one of our offices to pick up brochures and to speak with a trained professional. You may also contact us in any of these convenient ways, 24 hours a day:

- **Assessor's Website:** Research comparable sales, verify valuations, download forms, learn how appraisals are made, and more. Visit assessor.lacounty.gov.
- **Assessor's Email:** Send your questions, comments, and suggestions to helpdesk@assessor.lacounty.gov.
- **Los Angeles County Property Tax Website:** General information about property taxes, including how to read your tax bill and where to find answers to your questions. Visit lacountypropertytax.com.
- **Property Information Hotline:** Minimal wait times averaging less than a minute. Fast transfers to expert staff during normal business hours. Just call toll free 1.888.807.2111.
- **Automated Interactive Voice System:** Information on valuations and taxes can be obtained by entering the Assessor Identification Number from a property tax bill. Call 213.974.3838 or call the toll free number above and press 2.

Convenient Locations

Main Office

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 225
Los Angeles, CA 90012-2770
1.888.807.2111

North District Office
13800 Balboa Boulevard
Sylmar, CA 91342
818.833.6000

South District Office
1401 E. Willow Street
Signal Hill, CA 90755
562.256.1701

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
626.258.6001

West District Office
6120 Bristol Parkway
Culver City, CA 90230
310.665.5300

Lancaster Regional Office
251 E. Avenue K-6
Lancaster, CA 93535
661.940.6700

Van Nuys Satellite
14340 Sylvan Street
Van Nuys, CA 91401
818.901.3455

**Si desea ayuda en Español,
llame al número 1.888.807.2111**

JOHN R. NOGUEZ • ASSESSOR



INFORMATION ON DEATH OF REAL PROPERTY OWNER

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111

assessor.lacounty.gov
or
lacountypropertytax.com

Death of a Real Property Owner

The Assessor's Office must be notified upon the death of an owner within 150 days of the date of death, or, if the estate is probated, prior to or at the time the inventory and appraisal is filed with the court clerk. The *Change in Ownership Statement Death of Real Property Owner* (Form: [BOE-502-D, ASSR-176](#)) is required to be completed and submitted to the Assessor's Office, even if the decedent held the property in a trust. Failure to file a *Change in Ownership Statement* within the time prescribed by law may result in a penalty of either \$100 or 10% of the taxes applicable to the new base year value of the real property or manufactured home, whichever is greater, but not to exceed \$2,500 if that failure to file was not willful. This penalty is added to the assessment roll and is collected like any other delinquent property tax and subject to the same penalties for nonpayment.

How Do I Obtain a Change in Ownership Death of Real Property Owner form?

The *Change in Ownership Statement Death of Real Property Owner* form is available from several sources. Choose the most convenient for you.

Online: Forms are available from the Assessor's website: assessor.lacounty.gov.

Email: own@assessor.lacounty.gov.

Phone: Call 213.893.1239

The *Change in Ownership Statement* may also be requested by mail or in person at any of our offices listed in this brochure.

Form To Submit: *Change in Ownership Statement Death of Real Property Owner* (Form: [BOE-502-D, ASSR-176](#)).

Checklist of documents to submit to the Assessor's office:

If decedent's property was in a trust:

- * *Change in Ownership Statement Death of Real Property Owner* (Form: [BOE-502-D, ASSR-176](#)).
- * Death Certificate.
- * Entire trust including all amendments and attachments.
- * *Claim for Reassessment Exclusion for Transfer Between Parent and Child* (Form: [BOE-58-AH, OWN-88](#)), if applicable.
- * *Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild* (Form: [BOE-58-G, OWN-143](#)), if applicable.

- * Copy of State of California *Certificate of Registration of Domestic Partnership*, if applicable.

If decedent had a will:

- * *Change in Ownership Statement Death of Real Property Owner* (Form: [BOE-502-D, ASSR-176](#)).
- * Death Certificate.
- * Copy of signed will.
- * *Claim for Reassessment Exclusion for Transfer Between Parent and Child* (Form: [BOE-58-AH, OWN-88](#)), if applicable.
- * *Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild* (Form: [BOE-58-G, OWN-143](#)), if applicable.
- * Copy of State of California *Certificate of Registration of Domestic Partnership*, if applicable.

If decedent did not have a will:

- * *Change in Ownership Statement Death of Real Property Owner* (Form: [BOE-502-D, ASSR-176](#)).
- * Death Certificate.
- * Letters of Administration.
- * List of heirs showing relationship to the decedent.
- * *Claim for Reassessment Exclusion for Transfer Between Parent and Child* (Form: [BOE-58-AH, OWN-88](#)), if applicable.
- * *Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild* (Form: [BOE-58-G, OWN-143](#)), if applicable.
- * Copy of State of California *Certificate of Registration of Domestic Partnership*, if applicable.

Frequently Asked Questions:

- Q.** Can the property be reassessed upon the death of the owner?
- A.** Yes. According to state law, death is considered a change in ownership and the real property or the manufactured home that is subject to local property taxation can be reassessed as of the date of death for property tax purposes.
- Q.** Can the property be reassessed if the decedent held the property in a trust?
- A.** Yes. A change in ownership occurs upon the date of death of the owner of the real property or the owner of a manufactured home that is subject to local property taxation. Property owners that hold property in a trust are also referred to as the trustor, or present beneficiary of the trust. The change in ownership and, if applicable, the date of reassessment, is the date of death of the

property owner, not the date of distribution to the heir, or successor beneficiary.

- Q.** Do I still have to file a *Change in Ownership Statement* if the property was held in the decedent's trust?
- A.** Yes. Whenever there is any change in ownership of real property or of a manufactured home that is subject to local property taxation, the transferee shall file a signed *Change in Ownership Statement* with the county assessor in the county where the real property or manufactured home is located. If the property is subject to probate proceedings, the *Change in Ownership Statement* shall be filed prior to or at the time the inventory and appraisal are filed with the court clerk.
- Q.** What happens if a *Change in Ownership Statement* is not filed within the time frame prescribed by law?
- A.** Failure to file a *Change in Ownership* within the time prescribed by law may result in a penalty. Additionally, when the change in ownership is discovered, the assessor will determine if reassessment of the real property or of the manufactured home is required under State law. If required, an appraisal is made to determine the market value of the property as of the date of death of the property owner. The resulting market value of the property will be enrolled as of the date of death of the property owner, the assessed value will be corrected for each year thereafter pursuant to Proposition 13 and corrected tax bills will be issued. If the property has been sold to a third party, corrected bills will be issued unsecured to the estate, or in the name of the heir(s), or the trustee of the trust, whichever is appropriate.
- Q.** How does the Assessor update the mailing address in a death of property owner situation?
- A.** The mailing address will remain the same until we are notified via a new deed, or upon receipt of documentation naming the decedent's administrator, executor, or trustee, along with a completed *Change of Mailing Address* card (Form: [ASSR-451](#)). To avoid problems, update the mailing address as soon as possible.
- Q.** Will the property be reassessed if it passes to the decedent's child(ren) and/or parent(s)?
- A.** Yes. However, if all or some of the property is passing to the decedent's child(ren) and/or parent(s), the decedent's child(ren) and/or parent(s) may qualify for reassessment exclusion. In order to qualify, a *Claim for Reassessment Exclusion for Transfer Between Parent and Child* (Form: [BOE-58-AH, OWN-88](#)) must be filed with our office. Visit our website or contact us for more details on *Reassessment Exclusion for Real Property Transfers Between Parent and Child*.

Q. If I qualify for Proposition 110 benefits, do I still need to file for a Homeowners' Exemption on the replacement property?

A. Yes. Homeowners' exemptions are not automatically granted.

Q. Does the owner of a home that is modified to make it more accessible need to be disabled to qualify for Proposition 110 benefits?

A. No. The severely and permanently disabled person need only be a permanent resident of the dwelling.

Q. What tax relief is available for homes modified to improve accessibility?

A. If qualified, the value of the improvement, addition, modification, or feature that specially adapts a home's accessibility for a severely and permanently disabled person is excluded from property tax assessment.

What Documentation Will be Required?

You must provide proof of severe and permanent disability and file a claim with the Assessor who will then determine if you qualify. Appropriate proof of disability is a certificate signed by a licensed physician or surgeon attesting to the claimant's severe and permanent disability.

If you are filing a request for property tax exclusion for modifications made to improve accessibility, in addition to the claim and proof of disability, a statement must be provided that identifies the construction, installation, or modification that was necessary to make the structure more accessible.

Email: Send us an email at helpdesk@assessor.lacounty.gov

Phone: Call 213.893.1239

Claim forms may also be requested by mail or in person at any of our offices listed in this brochure.

What Forms Do I Need?

Disabled Person's Claim for Transfer of Base-Year Value to Replacement Dwelling (OWN-112) and Physician's Certificate of Disability (OWN-107).

Si desea ayuda en Español,
llame al número 1.888.807.2111

For More Information

For general information, visit one of our offices to pick up brochures or speak with a trained professional. You may also contact us in any of these convenient ways, 24 hours a day:

- **Assessor's Website:** Research comparable sales, verify valuations, download forms, learn how appraisals are made, and more. Visit assessor.lacounty.gov.
- **Assessor's Email:** Send your questions, comments, and suggestions to helpdesk@assessor.lacounty.gov.
- **Los Angeles County Property Tax Website:** General information about property taxes, including how to read your tax bill and where to find answers to your questions. Visit lacountypropertytax.com.
- **Property Information Hotline:** Minimal wait times averaging less than a minute. Fast transfers to expert staff during normal business hours. Just call toll free 1.888.807.2111.
- **Automated Interactive Voice System:** Information on valuations and taxes can be obtained by entering the Assessor Identification Number from a property tax bill. Call 213.974.3838 or call the toll free number above.

Convenient Locations

Main Office

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 225
Los Angeles, CA 90012-2770
213.974.3211
1.888.807.2111

North District Office
13800 Balboa Boulevard
Sylmar, CA 91342
818.833.6000

South District Office
1401 E. Willow Street
Signal Hill, CA 90755
562.256.1701

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
626.258.6001

West District Office
6120 Bristol Parkway
Culver City, CA 90230
310.665.5300

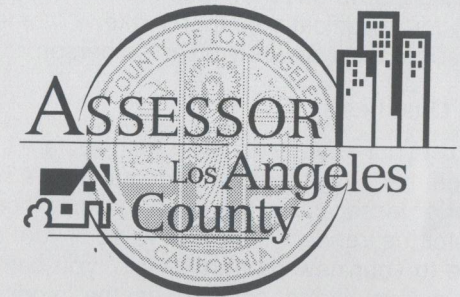
Lancaster Regional Office

251 E. Avenue K-6
Lancaster, CA 93535
661.940.6700

Van Nuys Satellite

14340 Sylvan Street
Van Nuys, CA 91401
818.901.3455

JOHN R. NOGUEZ • ASSESSOR



GUIDE TO PROPOSITION 110

Severely and Permanently Disabled Resident Exclusion

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111

assessor.lacounty.gov

or

lacountypropertytax.com

"To Enrich Lives Through Effective And Caring Service"

Proposition 110

Proposition 110¹ is a constitutional initiative passed by California voters that provides property tax relief for severely and permanently disabled claimants when they sell an existing home and buy or build another. It allows the transfer of the base-year value of their existing home to a newly purchased or constructed home within *select counties* in the State of California. In addition, the initiative also provides relief for modifications that make a home more accessible for a severely disabled person.

Who Qualifies?

If you or your spouse that lives with you are severely and permanently disabled², you can buy a home of equal or lesser value than your existing home and transfer the trended base year value of your existing home to your new property. Also, you can modify your current home as long as the modifications directly satisfy disability requirements.

The transfer of a trended base value from one property to another is a one-time benefit only. You must buy or newly construct a replacement property within two years of the sale of the original property. Both the original property and the replacement property must be your principal place of residence, and you must file your claim within three years following the purchase or completion of new construction of your replacement property. Once you have filed and received this tax relief, neither you nor your spouse who resides with you will qualify to receive this benefit again.

If a person has been granted a Proposition 60/90 benefit and subsequently becomes severely and permanently disabled, he/she may also qualify for a Proposition 110 benefit.

1. For expanded definitions of Proposition 110, see Revenue and Taxation (R&T) Code Sections 69.5 and 74.3. It is available online at www.boetaxes.ca.gov/property.

2. The Revenue and Taxation Code defines "a severely and permanently disabled person" as any person who has a physical disability or impairment which results in a functional limitation as to employment, or substantially limits one or more major life activities of that person, and which has been diagnosed as permanently affecting the person's ability to function.

Eligibility Requirements...

1. Both your original and replacement property must be eligible for the homeowners' or disabled veterans' exemption and the replacement property must be your principal residence.
2. The replacement property must be of equal or lesser "current market value" than the original property. The "equal or lesser" test is applied to the entire replacement residence, even though the owner of the original property may acquire only a partial interest in the replacement residence. Owners of two qualifying original residences may not combine the values of those properties in order to qualify for a Proposition 110 base-year transfer to a replacement residence of greater value than the more valuable of the two original residences.
3. The replacement property must be purchased or built within two years (before or after) of the sale of the original property.
4. You must file your claim within three years following the purchase or completion of new construction of the replacement property.
5. You or a spouse residing with you must be severely and permanently disabled when the original property was either sold or modifications were completed.
6. The disabled person, spouse or legal guardian must submit a *Physician's Certificate of Disability* (Form OWN-107) with the claim.

Frequently Asked Questions

- Q. My original home is located outside Los Angeles County, but my replacement home is in Los Angeles County. Do I qualify for relief?
- A. Yes.
- Q. I plan to relocate from Los Angeles County to another county. Do I qualify for relief?
- A. You may qualify for relief. Other counties in California have passed Proposition 110 ordinances. We recommend that you contact the county to which you wish to move regarding Proposition 110 eligibility.

Q. Do all replacement homes qualify?

A. If you meet all other eligibility requirements, relief is granted for single family residences, condominiums, units in planned developments, cooperative housing, community apartments, manufactured homes subject to local real property tax, and living units within a larger structure consisting of both residential and non-residential accommodations.

Q. If I make an improvement to my replacement home within two years of purchase, can I get additional tax relief for the new construction?

A. Yes, as long as the total amount of your purchase and the new construction does not exceed the market value of the original property at the time of its sale.

Q. What does "equal or lesser value" of a replacement property mean?

A. The meaning of "equal or lesser value" depends on when you purchase the replacement property. In general, *equal or lesser value* means the following:

- **100% or less** of the market value of the original property if a replacement property is purchased or newly constructed *before* the original property is sold, or

- **105% or less** of the market value of the original property if a replacement property is purchased or newly constructed *within the first year* after the original property is sold, or

- **110% or less** of the market value of the original property if a replacement property is purchased or newly constructed *within the second year* after the original property is sold.

When making the "equal or lesser value" test it is important to understand that the market value of a property is not necessarily the same as the sale/purchase price. The Assessor will determine the market value of each property. If the market value of your replacement property exceeds the "equal or lesser value" test, no relief is available. It is "all or nothing" with no partial benefits granted.

• **105% or less** of the market value of the original property if a replacement property was purchased or newly constructed *within the first year* after the sale of the original property, or

• **110% or less** of the market value of the original property if a replacement property was purchased or newly constructed *within the second year* after the sale of the original property.

When making the "equal or lesser value" test, it is important to understand that the market value of a property is not necessarily the same as the sale or purchase price.

The Assessor will determine the market value of each property. In some new developments, the indicated sale price does not include upgrades paid for outside of escrow. The Assessor must consider the value of these upgrades when determining the market value of the property. If the market value of your replacement dwelling exceeds the "equal or lesser value" test, no relief is available. It is "all or nothing" with no partial benefits granted.

Q. Can I give my original home to my son or daughter and still get Proposition 60/90 benefits when I purchase a replacement property?

A. No. An original property must be sold and subject to reappraisal at full market value.

Q. If an original property has multiple owners, can Proposition 60/90 tax relief be split?

A. No. The co-owners must determine between themselves which one will get the benefit. Only one original owner can claim Proposition 60/90 tax relief.

Q. How does the "equal or lesser value" test apply if my original property is a multi-unit dwelling?

A. The "equal or lesser value" test applies to the original single unit that the homeowner calls their principal residence. The market value of the replacement property has to be of "equal or lesser value" to the market value of the original single unit. An example would be one unit of a duplex.

**Si desea ayuda en Español,
llame al número 1.888.807.2111**

For More Information

For general information, visit one of our offices to pick up brochures or to speak with a trained professional. You may also contact us in any of these convenient ways, 24 hours a day:

- **Assessor's Website:** Research comparable sales, verify valuations, download forms, learn how appraisals are made, and more. Visit assessor.lacounty.gov.
- **Assessor's Email:** Send your questions, comments, and suggestions to helpdesk@assessor.lacounty.gov.
- **Los Angeles County Property Tax Website:** General information about property taxes, including how to read your tax bill and where to find answers to your questions. Visit lacountypropertytax.com.
- **Property Information Hotline:** Minimal wait times averaging less than a minute. Fast transfers to expert staff during normal business hours. Just call toll free 1.888.807.2111.
- **Automated Interactive Voice System:** Information on valuations and taxes can be obtained by entering the Assessor Identification Number from a property tax bill. Call 213.974.3838 or call the toll free number above.

Convenient Locations

Main Office

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 225
Los Angeles, CA 90012-2770
213.974.3211
1.888.807.2111

North District Office
13800 Balboa Boulevard
Sylmar, CA 91342
818.833.6000

South District Office
1401 E. Willow Street
Signal Hill, CA 90755
562.256.1701

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
626.258.6001

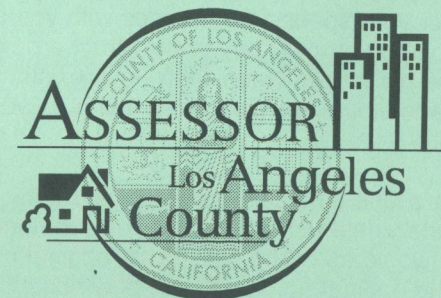
West District Office
6120 Bristol Parkway
Culver City, CA 90230
310.665.5300

Lancaster Regional Office

251 E. Avenue K-6
Lancaster, CA 93535
661.940.6700

Van Nuys Satellite
14340 Sylvan Street
Van Nuys, CA 91401
818.901.3455

JOHN R. NOGUEZ • ASSESSOR



GUIDE TO PROPOSITIONS 60 AND 90

Senior Citizen's Replacement Dwelling Benefit

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111

assessor.lacounty.gov

or

lacountypropertytax.com

"To Enrich Lives Through Effective And Caring Service"

Propositions 60 and 90¹

In most cases, these constitutional tax initiatives allow senior citizens to transfer the trended base value from their current home to a replacement property if certain requirements are met. This may result in substantial tax savings.

Who Qualifies?

If you or your spouse that resides with you are age 55 or older, you may buy or construct a new home of equal or lesser value than your existing home and transfer the trended base value to your new property.

This is a one-time only benefit. You must buy or complete construction of your replacement home within two years of the sale of the original property. Both the original home and the new home must be your principal place of residence. A claim must be filed within three years of purchasing or completing new construction of the replacement property. If a claim is filed after the three-year period, relief will be granted beginning with the calendar year in which the claim was filed.

Once you have filed and received this tax relief, neither you nor your spouse who resides with you can ever file again.

Eligibility Requirements:

1. The replacement property must be your principal residence and must be eligible for the Homeowners' Exemption or Disabled Veterans' Exemption.
2. The replacement property must be of equal or lesser "current market value" than the original property. The "equal or lesser" test is applied to the entire replacement residence, even if the owner of the original property acquires only a partial interest in the replacement residence. Owners of two qualifying original residences may not combine the values of those properties in order to qualify for a Proposition 60 base-year transfer to a replacement residence of greater value than the more valuable of the two original residences.

1. For expanded definitions of Propositions 60 and 90, see Revenue and Taxation (R&T) Code Section 69.5. It is available online at www.boetaxes.ca.gov/property.

3. The replacement property must be purchased or built within two years (before or after) of the sale of the original property.
4. Your original property must have been eligible for the Homeowners' or Disabled Veterans' Exemption.
5. You, or a spouse residing with you, must have been at least 55 years of age when the original property was sold.

Frequently Asked Questions

- Q. What is the difference between Proposition 60 and Proposition 90?
- A. Proposition 60 relates to transfers within the same county (intra-county). Proposition 90 relates to transfers of base value from one county to another county in California (inter-county).
- Q. If I qualify for Proposition 60/90 benefits, do I still need to file for a Homeowners' Exemption on the replacement property?
- A. Yes. Homeowners' Exemptions are not granted automatically.
- Q. What is the Proposition 60/90 filing deadline?
- A. A claim must be filed within three years of purchasing or completing new construction of the replacement property.

How Do I File for Proposition 60/90 Tax Relief?

Claim forms are available from several sources. Choose the most convenient for you.

Online: Forms are available at the Assessor's website: assessor.lacounty.gov.

Email: Send us an email to helpdesk@assessor.lacounty.gov

Phone: Call 213.893.1239

Claim forms may also be requested by mail or in person at any of our offices listed in this brochure.

What Form Do I Need?

Claim of Person(s) at Least 55 Years of Age for Transfer of Base Year Value to Replacement Dwelling (BOE-60-AH/OWN-89)

If a claim is filed after the three-year period, relief will be granted beginning with the calendar year in which the claim was filed.

Q. My original home is located outside Los Angeles County, but my replacement home is in Los Angeles County. Do I qualify for relief?

A. Yes.

Q. I plan to relocate from Los Angeles County to another county. Do I qualify for relief?

A. You may qualify for relief. Other counties in California have passed ordinances enabling Proposition 90. We recommend that you contact the county to which you wish to move regarding Proposition 90 eligibility.

Q. Do all replacement homes qualify?

A. If you meet all other eligibility requirements, relief is granted for a single family residence, condominium, unit in planned development, cooperative housing, community apartment, manufactured home subject to local real property tax, and living unit within a larger structure consisting of both residential and non-residential accommodations.

Q. If I make an improvement to my replacement home within two years of purchase, can I get additional tax relief for the new construction?

A. Yes, as long as the total amount of your purchase and the new construction does not exceed the market value of the original property at the time of the sale.

Q. What does "equal or lesser value" of a replacement property mean?

A. The meaning of "equal or lesser value" depends on when you purchase the replacement property. In general, *equal or lesser value* means:

- **100% or less** of the market value of the original property if a replacement property was purchased or newly constructed *before* the sale of the original property, or

A. Yes. Ten acres exceeds the amount of land necessary for a home site. In your case, only a reasonable amount of land would be considered part of the principal residence.

Q. I'm thinking of giving several properties to my children. Can I decide which child gets the exclusion?

A. The person who files first will get the exclusion.

Q. My two sisters and I recently bought several properties from our parents. Which one is entitled to the exclusion?

A. If you jointly own the properties with your sisters, you'll have to decide that for yourselves. On the other hand, if three separate properties were transferred individually, the first eligible person who files a claim will get the exclusion.

Q. My grandfather gave me his house and seven commercial properties here in Southern California. How do you decide which properties will get the \$1,000,000 exclusion?

A. Assuming you qualify for the exclusion, you must make that decision.

For More Information

For general information, visit one of our offices to pick up brochures or speak with a trained professional. You may also contact us in any of these convenient ways, 24 hours a day:

- **Assessor's Website:** Research comparable sales, verify valuations, download forms, learn how appraisals are made, and more. Visit assessor.lacounty.gov.
- **Assessor's Email:** Send your questions, comments, and suggestions to helpdesk@assessor.lacounty.gov.
- **Los Angeles County Property Tax Website:** General information about property taxes, including how to read your tax bill and where to find answers to your questions. Visit lacountypropertytax.com.
- **Property Information Hotline:** Minimal wait times averaging less than a minute. Fast transfers to expert staff during normal business hours. Just call toll free 1.888.807.2111.
- **Automated Interactive Voice System:** Information on valuations and taxes can be obtained by entering the Assessor Identification Number from a property tax bill. Call 213.974.3838 or call the toll free number above.

Convenient Locations

Main Office

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 225
Los Angeles, CA 90012-2770
213.974.3211
1.888.807.2111

North District Office
13800 Balboa Boulevard
Sylmar, CA 91342
818.833.6000

South District Office
1401 E. Willow Street
Signal Hill, CA 90755
562.256.1701

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
626.258.6001

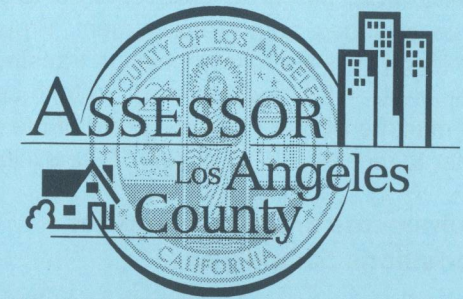
West District Office
6120 Bristol Parkway
Culver City, CA 90230
310.665.5300

Lancaster Regional Office
251 E. Avenue K-6
Lancaster, CA 93535
661.940.6700

Van Nuys Satellite
14340 Sylvan Street
Van Nuys, CA 91401
818.901.3455

Si desea ayuda en Español,
llame al número 1.888.807.2111

JOHN R. NOGUEZ • ASSESSOR



GUIDE TO PROPOSITIONS 58 AND 193

Reassessment Exclusion for
Real Property Transfers:

- Between Parent and Child
- From Grandparent to Grandchild

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111

assessor.lacounty.gov

or

lacountypropertytax.com

Propositions 58 & 193¹

These constitutional initiatives provide property tax relief for real property transfers between parents and children and from grandparents to grandchildren. Collectively, they make it easier to keep property "in the family."

In general, Proposition 58 states that real property transfers, from parent to child or child to parent, may be excluded from reassessment. Proposition 193 expands this tax relief to include transfers from grandparent(s) to grandchild(ren). In both cases, a claim must be filed within three years of the date of transfer to receive the full benefit of the exclusion.

Requirements and Guidelines for Propositions 58 and 193

1. The principal place of residence must have been granted a Homeowners' Exemption or Disabled Veterans' Exemption before the transfer. This residence need not be the new principal residence of the person that acquired the property.
2. No limit is placed on the assessed value of a principal residence that may be excluded from reassessment.
3. In addition to tax relief on the principal residence, you may claim an exclusion on transfers of other real property with an assessed value of up to \$1,000,000.
4. The \$1,000,000 exclusion applies separately to each eligible transferor. A \$2,000,000 limit applies to community real property of an eligible married couple.
5. Transfers by sale, gift, or inheritance qualify for the exclusion.
6. Transfers between parents and children as individuals, from grandparents to grandchildren as individuals, between joint tenants, from trusts to individuals, or from individuals to trusts may qualify for the exclusion.

1. For expanded definitions of Prop. 58 & 193, see Revenue and Taxation (R&T) Code Section 63.1. It is available online at www.boetaxes.ca.gov/property.

Transfers from grandchildren to grandparents are not eligible for this tax relief.

7. Transfers of ownership interests in legal entities, aside from most trusts, *do not qualify for the exclusion*.
8. A claim must be filed within 3 years after the date of purchase or transfer for which the claim is filed or prior to transfer to a third party, whichever is earlier, or within 6 months after the mailing of the notice of supplemental or escape assessment, issued as a result of the transfer for which the claim is filed. Untimely filed claims are subject to certain conditions, i.e., the property must not have transferred or resold to a third party and the claim will only apply to future tax years.
9. If reassessment of your property occurs before the approval and processing of your timely filed claim, the reassessment may be reversed. In these situations, a corrected tax bill and/or a refund will be processed.

How Do I File for Proposition 58/193 Tax Relief?

Claim forms are available from several sources. Choose the most convenient for you.

Online: Forms are available at the Assessor's website: assessor.lacounty.gov.

Email: Send us an email at helpdesk@assessor.lacounty.gov

Phone: Call 213.893.1239

Claim forms may also be requested by mail or in person at any of our offices listed in this brochure.

What Form Do I Need?

Claim for Reassessment Exclusion for Transfer Between Parent and Child (OWN-88)

Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild (OWN-143)

(Proposition 58) Transfer between Parent and Child Eligibility Requirements

1. The real property must be owned by the eligible transferor who is either the parent or child.
2. You must be a parent or child. A child may be a son, daughter, son-in-law, daughter-in-law, stepchild, or child adopted before the age of 18.

Spouses of eligible children are also eligible until divorce or, if terminated by death, until the remarriage of the surviving spouse, stepparent, or parent-in-law.

3. You must complete a *Claim for Reassessment Exclusion for Transfer between Parent and Child* form for a gift or purchase of real property between parent and child.

(Proposition 193) Transfer from Grandparent to Grandchild Eligibility Requirements

1. The real property must be owned by the eligible transferor who is the grandparent.
2. You must be a grandchild whose parent(s) qualify as the deceased child(ren) of the grandparents as of the date of transfer, and you must be the decedent's child.
3. You must complete a *Claim for Reassessment Exclusion for Transfer from Grandparent to Grandchild* form for a gift or purchase of real property from grandparent to grandchild.

Frequently Asked Questions

Q. I recently inherited the family home, but I don't really want to live there. Do I have to make it my principal residence to qualify for the Proposition 58 exclusion?

A. No.

Q. My parents just gave me their house that sits on ten acres of land. Isn't there a limit for excluding the principal residence from reassessment?

Convenient Locations

Main Office

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 225
Los Angeles, CA 90012-2770
213.974.3211
1.888.807.2111

North District Office

13800 Balboa Boulevard
Sylmar, CA 91342
818.833.6000

South District Office

1401 E. Willow Street
Signal Hill, CA 90755
562.256.1701

East District Office

1190 Durfee Avenue
South El Monte, CA 91733
626.258.6001

West District Office

6120 Bristol Parkway
Culver City, CA 90230
310.665.5300

Lancaster Regional Office

251 E. Avenue K-6
Lancaster, CA 93535
661.940.6700

Van Nuys Satellite

14340 Sylvan Street
Van Nuys, CA 91401
818.901.3455

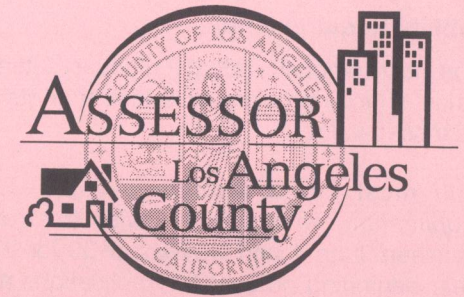
For More Information

For general information, visit one of our offices to pick up brochures or speak with a trained professional. You may also contact us in any of these convenient ways, 24 hours a day:

- **Assessor's Website:** Research comparable sales, verify valuations, download forms, learn how appraisals are made, and more. Visit assessor.lacounty.gov
- **Assessor's Email:** Send your questions, comments, and suggestions to helpdesk@assessor.lacounty.gov.
- **Los Angeles County Property Tax Website:** General information about property taxes, including how to read your tax bill and where to find answers to your questions. Visit lacountypropertytax.com.
- **Property Information Hotline:** Minimal wait times averaging less than a minute. Fast transfers to expert staff during normal business hours. Just call toll free 1.888.807.2111.
- **Automated Interactive Voice System:** Information on valuations and taxes can be obtained by entering the Assessor Identification Number from a property tax bill. Call 213.974.3838 or call the toll free number above.

Si desea ayuda en Español,
llame al número 1.888.807.2111

JOHN R. NOGUEZ • ASSESSOR



GUIDE TO DECLINE-IN-VALUE REVIEW

500 West Temple Street
Los Angeles, California 90012-2770
213.974.3211
1.888.807.2111

assessor.lacounty.gov

or

lacountypropertytax.com

Decline-in-Value Review – What is It?

In 1978, California voters passed Proposition 8, a constitutional amendment that allows a temporary reduction in assessed value when a property suffers a “decline-in-value.” A decline-in-value occurs when the current market value of your property is less than the current assessed value as of January 1.¹

Eligibility Requirements

1. You must demonstrate that on January 1, the market value of your property was less than its current assessed value.
2. You must file a *Decline-in-Value Review Application*, form RP-87, with the Assessor between June 1 and November 30 for the fiscal year beginning on July 1. Applications are valid if postmarked by November 30. If November 30 falls on a Saturday, Sunday, or a legal holiday, an application is valid if either filed or postmarked by the next business day.

The Process

1. On your claim form, provide the Assessor with information that supports your opinion that the market value for your property is less than the assessed value. The best supporting documentation is information on sales of comparable properties. You should select two comparable sales that sold as close to January 1 as possible, but no later than March 31.
2. An appraiser will review your claim form and the information you provide. Other sales information available to the Assessor may also be considered. If the market value as of January 1 is less than the trended base value², your assessed value will be lowered to the market value for the fiscal year beginning on July 1. The adjusted value will be reflected on your annual tax bill.
3. If the current market value is higher than the trended base value, no change in assessed value will be made.

1. To read the law associated with Proposition 8, see Revenue and Taxation Code, Section 51. It is available online at www.boetaxes.ca.gov/property.

2. Property is assessed at the time of sale or transfer (base value) or new construction. That base value increases a maximum of 2% (trend) each year (i.e. trended base value).

Example

A property was purchased for \$500,000. During a three-year period, the real estate market declined and recovered. The property owner filed for a Decline-in-Value Review. The following table shows the trended base value of the property, the market value of the property, and the assessed value of the property. Assuming a 2% Annual C.P.I.:

	Base Value Trended	Market Value	Assessed Value
Year 1	\$500,000	\$500,000	\$500,000
Year 2	\$510,000	\$480,000	\$480,000
Year 3	\$520,200	\$510,000	\$510,000
Year 4	\$530,604	\$550,000	\$530,604

If you disagree with the Assessor’s findings, you may file an appeal with the Assessment Appeals Board. You must file your appeal between July 2 and November 30 for your annual tax bill.

Frequently Asked Questions

Q. Do properties other than single family residences qualify?

A. Yes. All real property qualifies.

Q. What is a comparable sale?

A. A property sold with features that are similar to your property is a comparable sale. Comparable sales information helps you analyze the value of your home. For example, a property similar in location, zoning, size, number of bedrooms and bathrooms, age, quality and condition to yours that sold in the open market is a *comparable sale*.

Q. Where can I find comparable sales information?

A. A good place to start is online. The Assessor’s website offers sales information for properties that have sold within the last two years. The same information is available from any Assessor District Office. Also, many websites offer sales information free of charge. A local real estate agent or title agent can also be a valuable source of information.

Q. I filed my *Decline-in-Value Review Application* by November 30. When and how will I know if my value will be reduced?

A. You will receive notification by mail before July 1.

Q. If my assessed value is reduced, how long will it last?

A. Decline-in-Value Review reassessments are not permanent, but last at least one year. The assessed value may decrease or increase depending on the market value of your property on January 1 of each subsequent year. Your assessed value will never increase more than the trended base value. It is important to remember, however, that base year values suspended by Decline-in-Value Review values continue to increase by an annual inflation factor of no more than 2% per year.

How Do I File for a Decline-in-Value Review?

Claim forms are available between June 1 and November 30 from several sources. Choose what is most convenient for you.

Online: Forms are available at the Assessor’s website: assessor.lacounty.gov

Email: Send us an email at helpdesk@assessor.lacounty.gov

Phone: Call 213.974.3211

Claim forms may also be requested by mail or in person at any of our offices listed in this brochure.

What Form Do I Need?

Decline-in-Value Review Application (RP-87)