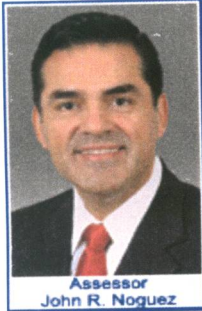




Los Angeles County Office of the Assessor



Message From John R. Noguez



Assessor John R. Noguez

Welcome to the Los Angeles County Assessor website! I hope you find it a useful resource for practical information about property values and the assessment process. Comparable sales data and maps are also easily accessible. Be sure to review sections involving Propositions and Exemptions which may save you money.

Although this is the largest agency of its kind in the country with 2.6 million assessments, each property owner matters and deserves the best possible service at our offices and over the Internet.

We appreciate and seek your comments and suggestions about our service and ways to improve our website. Please let us know what you think by **sending us an email**.

Mission Statement:

- To create an accurate assessment roll and provide the best public service

Important Announcements



Tax Relief for Wind Storm Damage

Assessor Noguez urges property owners to seek tax relief from wind storm damage.



My Decline-in-Value Review Status

Select the above link to monitor the status of your Decline-in-Value review.



What is a Decline-in-Value Reassessment?

California law provides for a temporary reduction in assessed values when a property suffers a "decline-in-value." **Read more...**



2011 Annual Report

The 2011 **Annual Report** and **Press Release** are now available.

View Property Maps & Data

General Information

Homeowner Information

Forms

Tax Savings Programs

Personal Property & Possessory Interests

News & Legislation

Videos

FAQs

Reports & Publications

Languages

Data For Sale

Employment

About the Assessor

Contact Us

Government Links

You are visitor:

28,739,918

Tue, Jan 3, 2012

QUICK LINKS



My Decline-in-Value Review Status



Supplemental Tax Estimator



Property Tax Website



View Property Maps & Data



Pay Property Taxes Online



Download Forms

- Change in Mailing Address
- Assessment Forms
- Ownership Forms
- New Construction Forms
- All forms



Frequently Asked Questions



Foreign Languages

- Español (Spanish)
- 中文 (Chinese)
- 日本語 (Japanese)
- 한국어 (Korean)
- Հայերեն (Armenian)
- Tagalog
- فارسی (Farsi)

More Important Announcements

CITY OF LONG BEACH
(VALUATIONS PREPARED FOR CITY COUNCIL)



CURRENT YEAR	Assessed Valuation				Parcel			
	2010	2011	Amount Of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Long Beach	42,649,902,059	42,995,966,099	346,064,040	0.8	79,580	17,232	11,490	108,302

PRIOR YEAR	Assessed Valuation				Parcel			
	2009	2010	Amount Of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Long Beach	43,910,157,090	42,649,902,059	1,260,255,031	-2.9	49,215	17,272	11,588	108,075





Office of Assessor John R. Noguez

Invites you to

Free Business Owners Seminar



HOW TO PREPARE AND FILE THE 2012 BUSINESS PROPERTY STATEMENT (FORM 571-L)



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

This presentation is for **Business Owners** who are required to file the annual Business Property Statement.

The presentation will last approximately **45** minutes, with a question and answer session to follow.

Culver City Julian Dixon Library

4975 Overland Ave.,
Culver City
(310) 559-0882

12:00 PM, Tuesday, March 6, 2012

Montebello Library

1550 W. Beverly Blvd.,
Montebello
(323) 722-6551

6:00 PM, Thursday, March 8, 2012

Valencia Library

23743 W. Valencia Blvd.,
Santa Clarita
(661) 259-8942

12:00 PM, Tuesday, March 13, 2012

Lakewood Angelo M. Iacoboni Library

4990 Clark Ave., Lakewood
(562) 866-1777

12:00 PM, Thursday, March 15, 2012

Rowland Heights Library

1850 Nogales St.,
Rowland Heights
(626) 912-5348

6:00 PM, Tuesday, March 20, 2012

Glendale Public Library

222 E. Harvard St.,
Glendale
(818) 548-2030

6:00 PM, Thursday, March 22, 2012

To RSVP, Please contact the Los Angeles County
Office of Assessor **John R. Noguez**

Call 213.974.8613
SPACE IS LIMITED





IMPORTANT PUBLIC SERVICE ANNOUNCEMENT

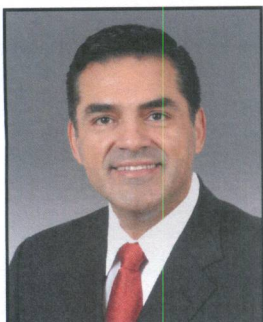
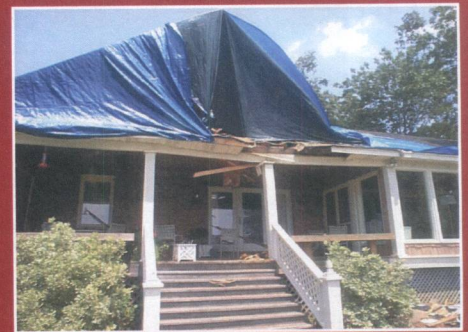


SUFFERED WIND DAMAGE TO YOUR PROPERTY?

TAX RELIEF MAY BE AVAILABLE TO YOU



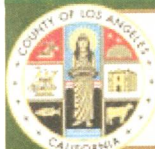
Los Angeles County Assessor **John R. Noguez** urges property owners who may have been affected by the recent high winds to contact his office as soon as possible to seek information about potential tax relief if wind related storm damage amounts to \$10,000 or more.



For more information about Misfortune/Calamity Reassessment Form

Please contact the Los Angeles County Office of the Assessor **John R. Noguez** at:
213.974.8658 or 626.258.6001

Or visit the Assessor's website at <http://www.assessor.lacounty.gov>



To Enrich Lives Through Effective and Caring Service

L.A. county ONLINE

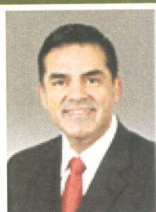
PROPERTY TAX PORTAL



Printer-Friendly Version

- General Information**
 - News
 - How the Property Tax System Works
 - Areas of Responsibility
 - Property Tax Overview
 - New Home Owners
 - New Business Owners
- Your Property Value**
 - Property Data & Maps
 - Contesting Your Property Value
 - Supplemental Tax Estimator
- Payment Options**
 - How much do I owe?
 - Pay Online
 - Other Payment Options
- How to Read Your Property Tax Bill**
 - Annual Bill
 - Notice of Delinquency
 - Substitute Bill
 - Supplemental Bill
 - Adjusted Bill
 - Unsecured Bill
 - Unsecured Prior Year Bill
 - Payment Activity Notice
 - Statement of Prior Year Taxes
- Frequently Asked Questions**
 - All FAQs
 - Tax Bills
 - Refunds/Tax Sales/Tax Liens
 - Property Values
 - Ownership
- How to Contact Us**
 - Public Inquiry Form
 - Assessor
 - Auditor/Controller
 - Treasurer & Tax Collector
 - Assessment Appeals Board
- Other Languages**
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Welcome to the Los Angeles County Property Tax Portal



John R. Noguez
Assessor



Wendy Watanabe
Auditor-Controller



Mark Saladino
Treasurer & Tax Collector



Sachi A. Hamada
Assessment Appeals Board

The offices of the Assessor, Auditor-Controller, Treasurer & Tax Collector, and Assessment Appeals Board have prepared this property tax information site to provide taxpayers with an overview and some specific detail about the property tax process in Los Angeles County.

You will find answers to frequently asked questions (FAQs) and the most commonly requested property tax information.

It is our hope that this information will be helpful to taxpayers in Los Angeles County.

News and Information



John R. Noguez Invites You to a Free Seminar
How to prepare and file the 2011 business property statement (FORM 571-L)?

Sign Up!



Online Credit/Debit Card Payments
We are pleased to announce that we are now accepting **online credit and debit card tax payments** for current and defaulted taxes.



Property Tax Relief for Owners of Storm Damaged Properties
If your property has suffered damage of \$10,000 or more as a result of the recent storms and mudslides in Los Angeles County, you are eligible for a reduction in your property taxes. Please **click here** for details.

[More News](#)

Quick Links



- Email Your Questions
- New Home Owners
- New Business Owners
- How Much Are My Taxes?
- Who Owns This Property?
- Release of Tax Lien
- Substitute Tax Bill
- Forms



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- Ownership

How to Contact Us

- Public Inquiry Form
- Assessor
- Auditor/Controller
- Treasurer & Tax Collector
- Assessment Appeals Board

Información en Español

- Guías sobre Proposiciones
- Bienes Raíces
- Bienes Muebles
- Apelar el Valor Tasado
- Exenciones y Exclusiones
- Como Funciona el Sistema de Impuestos de Propiedades
- Qué es lo que hace el Tasador?

Property Tax Websites

- Assessor
- Auditor/Controller
- Treasurer & Tax Collector
- Assessment Appeals Board

Frequently Asked Questions

Tax Bills

- [How much do I owe?](#)
- [How can I get a copy of my current tax bill?](#)
- [When are the taxes due?](#)
- [What is a supplemental tax bill?](#)
- [What causes a supplemental bill?](#)
- [How do I locate my Assessor's Identification number \(AIN\)?](#)
- [Why did I receive an unsecured tax bill?](#)
- [Why did I get an informational tax bill only?](#)
- [Why did I receive a tax bill when I sold the property?](#)

Refunds/Tax Sales/Tax Liens

- [How can I find out the amount of my tax bill?](#)
- [What should I do if I'm expecting a refund?](#)
- [Can I get information on Tax Sales?](#)
- [Why do I have a tax lien on my property?](#)
- [How do I get a tax lien removed from my property?](#)

Property Values

- [Is there an exclusion for transfers between parents and children? \(Proposition 58\)](#)
- [Is property tax relief available for senior citizen's? \(Proposition 60 and 90\)](#)
- [Why did my taxes go up more than 2 percent?](#)
- [What should I do if I do not agree with the Assessor's value of my property?](#)
- [What is Homeowners' Exemption \(HOX\)?](#)

Ownership

- [How can I change my mailing address?](#)
- [What do I do to obtain a Mobile Home Tax Clearance Certificate?](#)
- [How do I find the owner of the property?](#)
- [Can I get information on how to change title?](#)
- [I no longer own my unsecured property, why am I being billed?](#)
- [Do you have information for new property owners?](#)

[Click here for a FAQ Full Version](#)



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Public Inquiry Form

In order to most effectively serve you, please fill out the following form as completely as possible.

Subject:

Contact Information ... (* denotes required fields)

* Last Name:

* First Name:

Business Name:

Mailing Address:

City, State Zip:

Email Address:

* Daytime Telephone Number:

Fax Number:

Required if asking assessment questions about a specific bill or property ...

Property Address:

City, State Zip: , CA

Assessor's Identification Number:

Required if asking questions regarding personal property ...

Company Number:

Routing Index:

Required for all inquiries ...

Please explain your request for assistance (be brief, but specific):

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2008 TO JUNE 30, 2009

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL (213) 974-2111 OR (888) 807-2111, ON THE WEB AT www.lacountypropertytax.com

ASSESSOR'S ID NO. CK

DETAIL OF TAXES DUE FOR 1234 567 890 08 000 44

PROPERTY IDENTIFICATION
ASSESSOR'S ID NO.: 1234 567 890 08 000 2
OWNER OF RECORD AS OF JANUARY 1, 2008
SAME AS BELOW
MAILING ADDRESS 4

DOE, JANE
1234 MAIN STREET
LOS ANGELES, CA 90000

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY ALL AGENCIES 3		1.000000	\$ 35,482.32
VOTED INDEBTEDNESS COUNTY 5		.000663	\$ 23.52
CITY-LOS ANGELES		.045354	1,609.27
METRO WATER DIST		.004700	166.77
FLOOD CONTROL		.000052	1.84
COMMUNITY COLLEGE		.021462	761.52
UNIFIED SCHOOLS		.106814	3,790.01
DIRECT ASSESSMENTS 7			
LA STORMWATER (213) 485-2403			\$ 639.73
CITY 911 FUND (213) 978-1099			4.10
FLOOD CONTROL (626) 458-3945			802.44
LACO VECTR CNTRL (800) 273-5167			5.87
LACITY PARK DIST (213) 978-1896			203.46
TRAUMA/EMERG SRV (866) 587-2862			719.76
COUNTY PARK DIST (213) 738-2963			213.73

ELECTRONIC FUND TRANSFER (EFT) NUMBER 6
ID#: 19 1234 567 890 3 YEAR:08 SEQUENCE:000 4
PIN: 123456

For American Express, Mastercard and Visa payments call (888) 473 0835 and have available the EFT number listed above. Service fees will be charged
SPECIAL INFORMATION



PROPERTY LOCATION AND OR PROPERTY DESCRIPTION 10
111 W Temple Street POMONA
TR= 2345 FOR DESC SEE ASSESSOR'S MAPS FOR
OF LDT 123

TOTAL TAXES DUE 9 \$44,424.34
FIRST INSTALLMENT TAXES DUE NOV. 1, 2008 \$22,212.18
SECOND INSTALLMENT TAXES DUE FEB. 1, 2009 \$22,212.16

ASSESSOR'S REGIONAL OFFICE 12
REGION #28 INDEX: TRA:00013
SPECIAL PROPERTIES
500 W TEMPLE STREET RM. 180
LOS ANGELES CA 90012
(213)974-3108

ROLL YEAR	CURRENT ASSESSED VALUE	TAXABLE VALUE
08-09		
LAND	2,332,085 11	2,332,085
IMPROVEMENTS	1,216,147	1,216,147

ACCT. NO.: PRINT NO.: 28 BILL ID.:

13 TOTAL LESS EXEMPTION: 3,548,232
15 NET TAXABLE VALUE 3,548,232

14 THERE WILL BE A \$50.00 CHARGE FOR ANY CHECK RETURNED BY THE BANK.
KEEP THIS UPPER PORTION FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

ANNUAL 2008

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON

DOE, JANE
1234 MAIN STREET
LOS ANGELES, CA 90000

ASSESSOR'S ID. NO. CK PK
1234 567 890 08 000 44 2

16 PAYMENT DUE 02/01/09
IF NOT RECEIVED OR POSTMARKED BY 04/10/09
REMIT AMOUNT OF \$24,443.37

2ND INSTALLMENT DUE INDICATE AMOUNT PAID
\$22,212.16 17

MAKE CHECKS PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your check.

19 LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

74468

07706000412345678900002221216000244433746820410

2ND

DETACH AND MAIL THIS STUB WITH YOUR 1ST INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

ANNUAL 2008

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON

DOE, JANE
1234 MAIN STREET
LOS ANGELES, CA 90000

ASSESSOR'S ID. NO. CK PK
1234 567 890 08 000 44 1

21 PAYMENT DUE 11/01/08
IF NOT RECEIVED OR POSTMARKED BY 12/10/08
REMIT AMOUNT OF \$24,433.39

1ST INSTALLMENT DUE INDICATE AMOUNT PAID
\$22,212.18 22

MAKE CHECKS PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your check.

24 LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

74460

06706000412345678900002221218000244333946011211

1ST

Annual Tax Bill

1. Annual Tax Bills – Annual Bills are mailed each year on or before November 1st and identifies the taxes due on the first and second installment as well as the total taxes due.
2. Assessor's Identification Number - (1234-567-890 04 000). The Assessor's Identification Number (AIN) is a ten-digit number assigned by the Assessor to each piece of real property in Los Angeles County. The AIN is used on tax bills and correspondence to identify real property. The ten-digit AIN is made-up of a four-digit Map Book number (1234), a three digit Page number (567), and a three-digit Parcel Number(890). The 04 represents the 2004-2005 fiscal year (7-1-2004 to 6-30-2005) and the 000 is a sequence number that the County uses.
3. General Tax Levy - This tax amount is the general one percent (1%) tax rate levied against every property in the County. The calculation is 1% multiplied by the "Net Taxable Value".
4. Assessee – The Owner of Record and mailing on file with the Assessor's Office.
5. Voted indebtedness - Voter approved taxes levied against property.
6. Electronic Fund Transfer (EFT) Number and PIN - The EFT number is used to make credit card payments. To initiate a credit card payment call 1-888-473-0835. The PIN number is required to pay your current year property taxes online with VCheck. To initiate a VCheck Payment , go to [Pay Online](#).
7. Direct Assessments – These are additional charges placed on the property tax bills. These charges are not based on Assessor's valuations. Examples of Direct Assessments are charges for sewer maintenance districts, water districts or fire districts. For questions regarding these Assessments, you should contact the Agency. The phone number for each agency is listed on the bill or you can visit the Auditor Controller's Website for a [Direct Assessment Listing](#).
8. Special Information – This area will provide important information about this bill and states whether there are any delinquent taxes owed.
9. Total Taxes Due - This is the total amount due for this bill. This total amount may be paid in full and postmarked prior to the 1st installment due date or in two installments. The first installment is due November 1st and delinquent December 10th. If the first installment is not paid or postmarked by the 1st installment due date, a 10% penalty will apply. The second

charge will be added to the balance of unpaid taxes. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.

10. Property Location and/or Property Description – The Property Address and/or legal description.
11. Current Assessed Value – The Assessor's Valuation of the property.
12. Assessor's Regional Office - This is the address and telephone number to contact for questions regarding the assessed value for the property.
13. Less Exemption – Exemptions, if any, are deducted from the Taxable Value.
14. Returned Check Charge – There is a \$50.00 charge for any checks returned by the bank.
15. Net Taxable Value – The difference between the current/taxable value less exemptions.
16. 2nd Installment Due Date - If you are paying your bill in installments, the second installment must be paid or postmarked by this date or a 10% penalty and a \$10.00 cost charge will be added.
17. 2nd Installment – Amount of taxes due for the 2nd installment. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.
18. Remit Amount – If the 2nd installment is not paid by the due date, remit the amount stated here. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.
19. Make Checks Payable – Make checks payable to the Los Angeles County Tax Collector and mail to this address. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.
20. Mail Address Change – To change a mailing address please check box and complete the information on the back of the first installment payment stub.
21. 1st Installment Due Date – If you are paying your bill in full payment must be received or postmarked by this date. If you are paying in installments,

the 1st installment must be paid or postmarked by this date or a 10% penalty will be added.

22. 1st Installment – Amount of taxes due for the 1st installment. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.
23. Remit Amount – If the 1st installment is not paid by the due date, remit the amount stated here. Please be sure to include your payment stubs with any payment and write your Assessor's ID Number with year sequence on your check.
24. Make Checks Payable – Make checks payable to the Los Angeles Tax County Collector and mail to this address, include your payment stubs with your payment and write your Assessor's Identification Number and the sequence number on your check.