BOE-502-D (P1) REV. 09 (05-16)							
CHANGE IN OWNERSHIP STATEMENT DEATH OF REAL PROPERTY OWNER		Lassen County Assessor 220 S. Lassen St, Suite 4					
This notice is a request for a completed Change in Ownership Statement. Failure to file this statement will result in the assessment of a penalty.			Susanville CA 96130 (530) 251-2680				
NAME AND MAILING ADDRESS				amı	urchison@co.lassen.ca.us		
(Make necessary corrections to the printed name and maili	ng address)	_					
L	Section 480(b) of the Revenue and Taxation Code requires that the personal representative file this statement with the Assessor in each county where the decedent owned property at the time of death. <b>File a separate statement for each parcel of real property</b> <b>owned by the decedent.</b>						
NAME OF DECEDENT				E	DATE OF DEATH		
YES     NO     Did the decedent have an ic complete the certification or complete the certi	•	operty in this	county? If Y	<b>ES</b> , answe	er all questions. If <b>NO</b> , sign and		
STREET ADDRESS OF REAL PROPERTY	CITY		ZIP CODE	A	ASSESSOR'S PARCEL NUMBER (APN)*		
				*lf mc	pre than 1 parcel, attach separate sheet.		
	IKNOWN)	DISPOSITIO	ON OF REAL		RTY 🗹		
Copy of deed by which decedent acquired title is attached.							
Copy of decedent's most recent tax bill is att			Code 13650 t of death of j		n · · · · · · · · · · · · · · · · · · ·		
TRANSFER INFORMATION 🗸 Check all that	t apply and list d						
	ecedent's registe		c partner				
Decedent's child(ren) or parent(s.) If qualified Between Parent and Child must be filed (see		om assessm	ent, a <i>Claim</i> :	for Reasse	essment Exclusion for Transfer		
Decedent's grandchild(ren.) If qualified for ex Grandparent to Grandchild must be filed (see		sessment, a	Claim for Rea	assessmer	nt Exclusion for Transfer from		
Cotenant to cotenant. If qualified for exclusion instructions).	on from assessm	nent, an <i>Affid</i>	avit of Cotena	ant Reside	ency must be filed (see		
Other beneficiaries or heirs.							
A trust.							
NAME OF TRUSTEE	ADDRESS OF TR	USTEE					
List names and percentage of ownership of	f all beneficiarie	s or heirs:					
NAME OF BENEFICIARY OR HEIRS	RELATION	SHIP TO DECE	DENT	PERCE	NT OF OWNERSHIP RECEIVED		
This property has been or will be sold prior to	distribution (At	ttach the con	vevance doci	ument and	Vor court order)		

This property has been or will be sold prior to distribution. (Attach the conveyance document and/or court order).

NOTE: Sale of the property does not relieve the need to file a *Claim for Reassessment Exclusion for Transfer Between Parent* and *Child* if appropriate.

## BOE-502-D (P2) REV. 09 (05-16)

YES  $\square$  NO Will the decree of distribution include distribution of an ownership interest in any legal entity that owns real property in this county? If **YES**, will the distribution result in any person or legal entity obtaining control of more than 50% of the ownership of that legal entity?  $\square$  YES  $\square$  NO If **YES**, complete the following section.

NAME AND ADDRESS OF LEGAL ENTITY			NAME OF PERSON OR ENTITY GAINING SUCH CONTROL				
YES NO		dent the lessor or lessee in a lease that <b>S</b> , provide the names and addresses of a			s or mo	ore, inclu	uding renewa
NAM	NAME MAILING ADDRESS			CITY		STATE	ZIP CODE
	МА	LILING ADDRESS FOR FUTURE PROP	ERTY TAX S	STATEMENTS	I	I	
NAME							
ADDRESS		CITY		STA		ZIP CODE	
		CERTIFICATION	-				ain in truc
i certify (or decia	are) under penali	ty of perjury under the laws of the State of correct and complete to the best of my			i conta	nea ner	ein is true,

SIGNATURE OF SPOUSE/REGISTERED DOMESTIC PARTNER/PERSONAL REPRESENTATIVE	PRINTED NAME	
TITLE		DATE
EMAIL ADDRESS		DAYTIME TELEPHONE
		( )

## INSTRUCTIONS



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 five thousand dollars (\$5,000) if the property is eligible for the homeowners' exemption or twenty thousand dollars (\$20,000) if the property is not eligible for the homeowners' exemption if that failure to file was not willful. This penalty will be added to the assessment roll and shall be collected like any other delinquent property taxes and subjected to the same penalties for nonpayment.

Section 480 of the Revenue and Taxation Code states, in part:

- (a) Whenever there occurs any change in ownership of real property or of a manufactured home that is subject to local property taxation and is assessed by the county assessor, the transferee shall file a signed change in ownership statement in the county where the real property or manufactured home is located, as provided for in subdivision (c). In the case of a change in ownership where the transferee is not locally assessed, no change in ownership statement is required.
- (b) The personal representative shall file a change in ownership statement with the county recorder or assessor in each county in which the decedent owned real property at the time of death that is subject to probate proceedings. The statement shall be filed prior to or at the time the inventory and appraisal is filed with the court clerk. In all other cases in which an interest in real property is transferred by reason of death, including a transfer through the medium of a trust, the change in ownership statement or statements shall be filed by the trustee (if the property was held in trust) or the transferee with the county recorder or assessor in each county in which the decedent owned an interest in real property within 150 days after the date of death.

The above requested information is required by law. Please reference the following:

- Passage of Decedent's Property: Beneficial interest passes to the decedent's heirs effectively on the decedent's date of death. However, a document
  must be recorded to vest title in the heirs. An attorney should be consulted to discuss the specific facts of your situation.
- Change in Ownership: California Code of Regulations, Title 18, Rule 462.260(c), states in part that "[i]nheritance (by will or intestate succession)" shall be "the date of death of decedent."
- Inventory and Appraisal: Probate Code, Section 8800, states in part, "Concurrent with the filing of the inventory and appraisal pursuant to this section, the personal representative shall also file a certification that the requirements of Section 480 of the Revenue and Taxation Code either:
  - (1) Are not applicable because the decedent owned no real property in California at the time of death
  - (2) Have been satisfied by the filing of a change in ownership statement with the county recorder or assessor of each county in California in which the decedent owned property at the time of death."
- Parent/Child and Grandparent/Grandchild Exclusions: A claim must be filed within three years after the date of death/transfer, but prior to the date
  of transfer to a third party; or within six months after the date of mailing of a Notice of Assessed Value Change, issued as a result of the transfer of
  property for which the claim is filed. An application may be obtained by calling XXX-XXX-XXXX.
- Cotenant to cotenant. An affidavit must be filed with the county assessor. An affidavit may be obtained by calling XXX-XXX-XXXX.

This statement will remain confidential as required by Revenue and Taxation Code Section 481, which states in part: "These statements are not public documents and are not open to inspection, except as provided by Section 408."