



A S S E S S O R

J E F F R E Y P R A N G





PROPERTY TAX INFORMATION

Presented by

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FOR TRAINING PURPOSES ONLY. THIS INFORMATION SHOULD NOT BE CONSTRUED AS LEGAL ADVICE.



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PROPOSITION 13

- In 1978, California voters passed Proposition 13, which substantially reduced property tax rates.
- As a result, the maximum levy cannot exceed 1% of a property's assessed value.
- Increases in assessed value are limited to 2% annually.



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PROPOSITION 13

Only four events can cause a reappraisal:

- A change in ownership;
- Completed new construction;
- New construction partially completed on lien date (January 1); or
- A decline-in-value (e.g. Market Value Decline - Prop. 8).



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SUPPLEMENTAL PROPERTY TAXES

- Property is reassessed upon a change in ownership or completion of new construction.
- A supplemental assessment reflects the difference between the reappraised value and the prior value.
- A supplemental bill is mailed directly to the property owner and does not go to impound accounts.



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CHANGE IN OWNERSHIP

RECORDING DATE MARCH 1, 2019 – Two supplemental bills generated:

- 2018: April 1, 2019 to June 30, 2019
- 2019: July 1, 2019 to June 30, 2020

RECORDING DATE AUGUST 5, 2019 – One supplemental bill generated:

- 2019: September 1, 2019 to June 30, 2020



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Los Angeles County
OFFICE OF THE ASSESSOR
 Jeffrey Prang

I WANT TO . . .

- Find a Property (Maps & Parcels)
- Change a Mailing Address
- See My Decline in Value Review Status
- Frequently Asked Questions
- Contact The Assessor
- Find a Form

PARTNER LINKS

- Pay Property Tax
- Supplemental Tax Estimator
- LA County Property Tax Portal
- Assessment Appeals Board
- Other Government Links

Welcome to the New Los Angeles County
Assessor Website

On behalf of the Los Angeles County Assessor, Jeffrey Prang, welcome to our new and improved Los Angeles County Assessor website. This site was redesigned with you in mind to provide information about property values, ways to reduce your property taxes, property maps and updated news and initiatives.

MESSAGE FROM THE ASSESSOR



Supplemental Tax Estimator

Please follow these instructions: To identify your property, enter only the street address (e.g. 123 Main). **Do not** enter a street direction (N., North, E., East, etc.) or a street title (Ave., Street, Blvd., etc.). **OR**, enter the 10-digit Assessor Identification Number (AIN) and click on "Go".

If there is no property address and you do not know the AIN, **click here** to locate the property using the assessor's maps by entering the cross streets nearest your property.

Search By:

Street Address:

OR

AIN:

Go

The Supplemental Tax Estimator provides an **estimate** of the amount of supplemental taxes you can expect to pay if you have recently purchased a property. Please note that the estimator is intended for changes in ownership only and not for new construction.

There are a number of situations in which the Supplemental Tax Estimator will not be able to produce a reliable estimate. The most common are:

- More than one change in ownership has occurred in a calendar year.
- A change in ownership and new construction has occurred in a calendar year.
- Partial interest transfers where less than 100% of the property has changed ownership.
- Some new housing tracts or condominium subdivisions in which the map recording and change in ownership has occurred in the same calendar year.

If you would like an estimate of the supplemental taxes in these or other atypical situations or have additional questions about supplemental taxes, please email the Assessor's Office at

helpdesk@assessor.lacounty.gov



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EXEMPTIONS, EXCLUSIONS, AND TAX RELIEF

- Homeowners' Exemption
- Disabled Veterans' Exemption
- Parent/Child Exclusion – Proposition 58
- Grandparent/Grandchild Exclusion – Proposition 193
- Exclusion for Seniors and Disabled – Propositions 60, 90 and 110



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HOMEOWNERS' EXEMPTION

- If you own a home and it is your principal place of residence on January 1, you may apply for an exemption of \$7,000 from your assessed value.
- New property owners will automatically receive a Claim For Homeowners' Property Tax Exemption.
- Reduces your property tax by about \$70 annually. No charge to apply.



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DISABLED VETERANS' EXEMPTION

- Disabled veterans who are blind in both eyes, have lost the use of two or more limbs, or are totally disabled as a result of injury or disease incurred in military service, may be eligible.
- The Veterans Administration must certify the veteran's disability.
- For full exemption, file by February 15th. For 90% exemption, file by December 10th.
- Unmarried surviving spouses of deceased veteran may qualify.



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SCHEDULE FOR DISABLED VETERANS' EXEMPTION
EXEMPTION AMOUNTS AND HOUSEHOLD INCOME LIMITS

Lien Date	Basic Exemption	Low-Income Exemption	Low-Income Household Limit
2019	\$139,437	\$209,156	\$62,614
2018	\$134,706	\$202,060	\$60,490
2017	\$130,841	\$196,262	\$58,754
2016	\$127,510	\$191,266	\$57,258
2015	\$126,380	\$189,571	\$56,751
2014	\$124,932	\$187,399	\$56,101
2013	\$122,128	\$183,193	\$54,842
2012	\$119,285	\$178,929	\$53,566
2011	\$116,845	\$175,269	\$52,470
2010	\$115,060	\$172,592	\$51,669
2009	\$114,634	\$171,952	\$51,478
2008	\$111,296	\$166,944	\$49,979
2007	\$107,613	\$161,420	\$48,325



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PARENT/CHILD EXCLUSION – PROPOSITION 58

- Transfers from parent to child or from child to parent may be excluded from reassessment.
- Property must be owned either by the parent or the child.
- A principal residence must be eligible for the Homeowners' Exemption or Disabled Veterans' Exemption.
- No value limit on principal residence. \$1 million limit on property other than principal residence.



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PARENT/CHILD EXCLUSION – PROPOSITION 58

- Must file the Claim for Reassessment Exclusion for Transfer Between Parent and Child within 3 years or prior to subsequent transfer.
- A claim may still qualify if filed within 6 months of the mailing date of the Notice of Supplemental or Escape Assessment.
- A child may be: son, daughter, son-in-law, daughter-in-law, stepchild or child adopted before the age of 18.



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GRANDPARENT/GRANDCHILD EXCLUSION – PROPOSITION 193

- Transfers from grandparent to grandchild may be excluded from reassessment. (Transfers from grandchild to grandparent do not qualify.)
- Parent who would be considered the child of the grandparent must be deceased.
- Claim must be filed within 3 years or prior to subsequent transfer.



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DEATH OF A REAL PROPERTY OWNER

CHANGE OF OWNERSHIP – REVENUE AND TAXATION CODE §60

- Death is a change in ownership.
- A “change in ownership” is a transfer of present interest in real property including the beneficial use thereof, the value of which is substantially equal to the value of the fee interest.
- California Code of Regulations, Title 18, Rule 462(n)(3) states in part that “inheritance (by will or intestate succession)” shall be “the date of death of decedent.”



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REPORTING REQUIREMENTS – CHANGE IN OWNERSHIP STATEMENT

DEATH OF REAL PROPERTY OWNER – Revenue and Taxation Code §480(b)

In cases in which an interest in real property is transferred by death, including an interest in a trust, the change in ownership statement must be filed with the Assessor within 150 days after the date of death of the decedent, or if the estate is probated at the time of filing the inventory and appraisal.



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DOCUMENTS REQUIRED TO UPDATE RECORDS UPON DEATH

Change in Ownership Statement – (Death of a Real Property Owner)

Death Certificate

Entire Trust Agreement Including any amendments

Proposition 58/193 Claim Form (If Applicable)



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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

- Seniors (55+) may transfer trended base value to a replacement property. **One-time only benefit.**
- The replacement must be your principal residence; it must be eligible for a Homeowners' Exemption or Disabled Veterans' Exemption.
- Must be of equal or lesser value.
- Must be purchased or built within 2 years.



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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

Equal or lesser means:

- **100%** or less of the original's market value if replacement was purchased or newly constructed before the sale of the original, or
- **105%** or less of the original's market value if replacement was purchased or newly constructed within the first year, or
- **110%** or less of the original's market value if replacement was purchased or newly constructed within the second year.



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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

Proposition 90 applies if the replacement is outside the county you reside in. Only 10 counties have a Prop. 90 ordinance in place:

Alameda

San Mateo

Riverside

Los Angeles

Santa Clara

Ventura

San Bernardino

Tuolumne

San Diego

Orange



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DISABLED RESIDENT EXCLUSION – PROPOSITION 110

- Claimant who is severely and permanently disabled may transfer the trended base value of the existing home to a newly purchased or constructed home.
- Must sell the original home and must acquire or complete construction of the replacement home within two years of sale of original.
- No age requirement.



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DISABLED RESIDENT EXCLUSION – PROPOSITION 110

- May qualify even if claimant took advantage of Prop. 60/90.
- *A Physician's Certificate of Disability* must be submitted with the claim.



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RESOURCES

www.Assessor.LACounty.gov

www.BOE.CA.gov

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(213) 974-3101



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