EF-571-R-R27-0524-24000055-1 BOE-571-R (P1) REV. 27 (05-24)

APARTMENT HOUSE PROPERTY STATEMENT FOR 2025

(Declaration of costs and other related property information as of 12:01 A.M., January 1, 2025)



MERCED COUNTY MATT H. MAY, ASSESSOR

2222 M STREET MERCED, CA 95340 TELEPHONE (209) 385-7631 FAX (209) 725-3956 www.co.merced.ca.us\assessor

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.

FILE REI	UKN	BY.	APRIL	1, 2025	
_	NAME	AND	MAILING	ADDRESS	(Ма

ILE RETURN BY APRIL 1, 2025	;									
NAME AND MAILING ADDRES	S (Make necessary c	orrections to the p	orinted name and m	ailing address.)						
					LOCATION C	F THE PROPERTY ((street, city)			
					(file a separa	te statement for each	location)			
					2. Enter the	otal number of units f				
L						Do you live ☐ Yes ☐	in one of the units?			
Local Telephone Number		Fax Numbe	er		16					
Email Address					During the	er the unit number period of January 1,	2024 through December 31,			
Enter location of general ledger and a	II related accounting	,	, ,		2024:					
STREET		CITY	S	TATE ZIP			entity (corporation, partnership, c.) acquire a "controlling			
Enter name and telephone number of	authorized person to	contact at leastic	on of accounting roo	ordo:	interes	interest" (see instructions for definition) in this business				
Enter name and telephone number of	authorized person to	contact at locatio	on or accounting rec	orus.	entity? □ Yes □ No					
							tity also own "real property" (see			
1. If you no longer own this prope				na addraga of the no	acquie		n California at the time of the			
owner:	erty as or January 1 o	i tilis year, snow i	ine name and maiii	ig address of the fier	" ☐ Yes	□ No				
Name) and (2), filer must submit form			
Mailing Address	Mailing Address						BOE-100-B, Statement of Change in Control and Ownership of Legal Entities, to the State Board of Equalization. See			
City and State			Zip Code		instruc –	tions for filing require	ments.			
4. Do any other individuals, partne	erships or corporation	s do business or o	own personal proper	ty (other than house	hold furniture an	d personal effects of y	our tenants) located on your			
premises? Yes No I		OPERTY	NA NA	TURE OF THE BUS	INESS OR PRO	PERTY				
Wall Part De November 1		.0. 2					ASSESSOR'S USE ONLY			
							_ USE ONLY			
5. Do you hold furniture or equipn ☐ Yes ☐ No If yes , lis		ers on a loan, ren	tal, or lease basis?							
NAME AND ADDRESS OF O	WNER OF SUCH PR	OPERTY		QUANTITY ANI	D DESCRIPTION					
ENTER BELOW the number of Schedule A. Do not include, eight				ators, not built-in), a	nd unfurnished u	nits. Also complete				
	SLP. ROOM	STUDIO	1 BEDRM.	2 BEDRM.	3 BEDRM.	LARGER				
FULLY FURNISHED										
PARTLY FURNISHED										
UNFURNISHED										
TOTALS										
7. Supplies			•		Cost					
8. Furniture and appliances				Enter From Sche	dule A					
9. Other furniture and equipment				Enter From Sche	dule B					
10.										
					TOTAL	FULL VALUE				
						NAL PROPERTY				
					FIXTUF					
						IMPROVEMENTS				
		TUIC	S STATEMENT SIII	DIECT TO AUDIT	LAND					

SCHEDULES OF DEPRECIABLE PROPERTY — SCHEDULES A and B. Items may be listed separately within the year of acquisition on a separate schedule, or items may be grouped by year of acquisition and listed on the schedules below. If you purchased the property as a unit, report on Schedules A & B the previous owner's original cost by the original year of acquisition of the furniture and equipment that was included in your purchase.

Enter the total installed cost including freight, excise taxes, and sales and use taxes of all furniture, and other equipment located on the premises. **Include fully depreciated items**. Do not include licensed vehicles. Depreciation schedules may be attached if they provide the desired information.

SCHEDULE A	do not include built-ins)			SCHEDULE	pool, vending, signs, fire e	extinguishers)	office, lobby, laund
Year of Acquisition Original Installed Cost (NOT depreciated book value	Original Installed Cost	FOR ASSESS	OR'S USE ONLY	Year of	Original Installed Cost	FOR ASSESSO	R'S USE ONLY
	(NOT depreciated book value)	Factor	Value	Acquisition	(NOT depreciated book value)	Factor	Value
2024				2024			
2023				2023			
2022				2022			
2021				2021			
2020				2020			
2019				2019			
2018				2018			
2017				2017			
2016				2016			
2015				2015			
2014 & prior				2014 & prior			
TOTAL COST Enter on line 8,				TOTAL COST	•		
REMARKS:							
			DECLARATIO	N BY ASSE	SSEE		

I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, including accompanying schedules, statements or other attachments, and to the best of my knowledge and belief it is true, correct, and complete and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12:01 a.m. on January 1, 2025.

OWNERSHIP TYPE (☑)		SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT*		DATE
		NAME OF ASSESSEE OR AUTHORIZED AGENT* (typed or printed)		TITLE
Proprietorship				
Partnership		NAME OF LEGAL ENTITY (other than DBA) (typed or printed)	FEDERAL EMPLOYER ID NUMBER	
Corporation				
Other	_ 🗆	PREPARER'S NAME AND ADDRESS (typed or printed)	TELEPHONE NUMBER	TITLE

*Agent: See page 3 for Declaration by Assessee instructions.



INSTRUCTIONS

California law prescribes a yearly ad valorem tax based on property as it exists at 12:01 a.m. on January 1 (tax lien date). This form constitutes an official request that you declare all assessable business property situated in this county which you owned, claimed, possessed, controlled, or managed on the tax lien date, and that you sign (under penalty of perjury) and return the statement to the Assessor's Office by the date cited on the face of the form as required by law. Failure to file the statement during the time provided in section 441 of the Revenue and Taxation Code will compel the Assessor to estimate the value of your property from other information in the Assessor's possession and add a penalty of 10 percent of the assessed value as required by section 463 of the Code.

LINE 3. PROPERTY TRANSFER

Real Property – For purposes of reporting a change in control, real property includes land, structures, or fixtures owned or held under lease from (1) a private owner if the remaining term of the lease exceeds 35 years, including written renewal options, (2) a public owner (any arm or agency of local, state, or federal government) for any term or (3) mineral rights owned or held on lease for any term, whether in production or not.

Controlling Interest – When any person or legal entity obtains more than 50 percent of the voting stock of a corporation, or more than a 50 percent ownership interest in any other type of legal entity. The interest obtained includes what is acquired directly or indirectly by a parent or affiliated entity.

Forms, Filing Requirements & Penalty Information – Contact the Legal Entity Ownership Program Section at 916-274-3410 or refer to the Board's website at www.boe.ca.gov to obtain form BOE-100-B, applicable filing requirements, and penalty information.

- **LINE 4.** Check the appropriate box. If **yes** is checked, enter the name and address of the owner of the furniture or equipment. Briefly describe the nature of the business or property. **Do not** report household furnishings owned by tenants and used in their living quarters, or other personal property owned or controlled by tenants.
- **LINE 5.** Check the appropriate box. If **yes** is checked, enter the name and address of the owner or lessor and the quantity and description of the furniture or equipment. The lessor of the items will be asked to declare them.
- **LINE 6.** Enter the number of fully furnished, partly furnished, and unfurnished units in the appropriate column or columns. If the owner of the building (other than a corporation) occupies a unit as his living quarters, do not include it. Please indicate in the **REMARKS** area the items contained in a typical PARTLY FURNISHED apartment of each size. A *sleeping room* is a room with no kitchen facilities; a *studio* contains a kitchen and a convertible living room; a *1 bedrm*. contains a bedroom, living room, kitchen, etc. Attach additional sheets if necessary.
- **LINE 7.** Enter the cost of supplies that are on hand at 12:01 a.m. on January 1 of this year. Include janitorial and pool supplies, whether carried in your asset accounts or expensed.
- LINES 8 and 9. Enter the total cost from Schedules A and B.
- SCHEDULE A. Complete the schedule as instructed. If a portion of the furniture used in your rental units has been placed in storage, include the cost in the schedule and enter in the remarks the address where stored. **Do not** include built-in appliances, installed carpeting, or drapes as furniture; such items are considered part of the building. **Include** ranges, refrigerators, dishwashers, etc., if not built-in.
- **SCHEDULE B.** Complete the schedule as instructed. **Include** all equipment not reported in Schedule A. If you care to attach a schedule listing types of equipment separately, you may do so.

DECLARATION BY ASSESSEE

The law requires that this property statement, regardless of where it is executed, shall be declared to be true under penalty of perjury under the laws of the State of California. The declaration must be signed by the assessee, a duly appointed fiduciary, or a person authorized to sign on behalf of the assessee. In the case of a **corporation**, the declaration must be signed by an officer or by an employee or agent who has been designated in writing by the board of directors, by name or by title, to sign the declaration on behalf of the corporation. In the case of a **partnership**, the declaration must be signed by a partner or an authorized employee or agent. In the case of a **Limited Liability Company** (LLC), the declaration must be signed by an LLC manager, or by a member where there is no manager, or by an employee or agent designated by the LLC manager or by the members to sign on behalf of the LLC.

When signed by an employee or agent, other than a member of the bar, a certified public accountant, a public accountant, an enrolled agent or a duly appointed fiduciary, the assessee's written authorization of the employee or agent to sign the declaration on behalf of the assessee must be filed with the Assessor. The Assessor may at any time require a person who signs a property statement and who is required to have written authorization to provide proof of authorization.

A property statement that is not signed and executed in accordance with the foregoing instructions is not validly filed. The penalty imposed by section 463 of the Revenue and Taxation Code for failure to file is applicable to unsigned property statements.

THIS STATEMENT IS NOT A PUBLIC DOCUMENT. THE INFORMATION DECLARED WILL BE HELD SECRET BY THE ASSESSOR.



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