	NAD COUNTY	Joaquín	
502-D-R08-0514-38000713-1 502-D (P1) REV. 08 (05-14) CHANGE IN OWNERSHIP STATEMENT DEATH OF REAL PROPERTY OWNER		Office of th 1 Dr. Carlt San Franc	or-Recorder ne Assessor-Recorder on B. Goodlett Place - Room 190 isco, CA 94102
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.	15.02	www.sfass	sessor.org (415) 554-5596
NAME AND MAILING ADDRESS (Make necessary corrections to the printed name and mailing address)			
Г	Г		
	the in ea deat	personal representativ ach county where the	venue and Taxation Code requires t ve file this statement with the Asses decedent owned property at the time tement for each parcel of real prope
L		1	
NAME OF DECEDENT		I	DATE OF DEATH
YES NO Did the decedent have an interest in real complete the contification on page 2	property in this co	unty? If YES , answ	er all questions. If NO , sign and
Complete the certification on page 2. STREET ADDRESS OF REAL PROPERTY		ZIP CODE	ASSESSOR'S PARCEL NUMBER (APN) *
			bre than 1 parcel, attach separate she
	DISPOSITION	OF REAL PROPER	
Copy of deed by which decedent acquired title is attached.		n without a will	Decree of distribution pursuant to will
Copy of decedent's most recent tax bill is attached. Deed or tax bill is not available; legal description is attache		ode 13650 distribution death of joint tenan	Action of trustee pursus
 Decedent's child(ren) or parent(s.) If qualified for exclusion Between Parent and Child must be filed (see instructions). Decedent's grandchild(ren.) If qualified for exclusion from a Grandparent to Grandchild must be filed (see instructions). Cotenant to cotenant. If qualified for exclusion from assess instructions). Other beneficiaries or heirs. A trust. 	assessment, a <i>Cla</i>	im for Reassessme	nt Exclusion for Transfer from
NAME OF TRUSTEE ADDRESS OF	TRUSTEE		
List names and percentage of ownership of all beneficiar	ries or heirs:		
NAME OF BENEFICIARY OR HEIRS RELATION	ONSHIP TO DECEDEN	T PERCE	ENT OF OWNERSHIP RECEIVED
This property has been or will be sold prior to distribution.			t/or court order)
 This property has been or will be sold prior to distribution. (NOTE: Sale of the property does not relieve the need to f and Child if appropriate. 			

EF-502-D-R08-0514-38000713-2 BOE-502-D (P2) REV. 08 (05-14)

YES

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? VES NO If YES complete the following section

	the ownership			TES, comp	lete the folio	wing 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 S , provide the names and addresse		•		•	ore, inclu	uding renewa
NA	ME	MAILING ADDRESS			CITY		STATE	ZIP CODE
	MA	ILING ADDRESS FOR FUTURE F	PROPE	ERTY TAX S	TATEMENT	S		
NAME								
ADDRESS			CITY		STATE	ZIP CODE		
		CERTIFICA						
I certify (or dec	clare) under penali	ty of perjury under the laws of the S correct and complete to the best				mation conta	ined her	ein is true,
SIGNATURE OF PERSON	AL REPRESENTATIVE			PRINTED NAME	OF PERSONAL R	EPRESENTATIVE		
TITLE						DATE		

E-MAII	ADDRESS

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.

DAYTIME TELEPHONE

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."

