Section 480(b) of the Revenue and Taxation Code requires the personal representative time the statement with the Assess the personal representative time time that be accedent owned property at the tim dealth. File a separate statement for each parcel of real proportion owned by the decedent.         NAME OF DECEDENT       DATE OF DEATH         WES       NO         Did the decedent have an interest in real property in this county? If YES. answer all questions. If NO. sign and complete the certification on page 2.         STITEET ADDRESS OF REAL PROPERTY       OTY         DESCRIPTIVE INFORMATION       (IF APN UNKNOWN)         DESCRIPTIVE INFORMATION       (IF APN UNKNOWN)         Decodent's most recent tax bill is attached.       DISPOSITION OF REAL PROPERTY         Or yo deed by which decedent acquired title is attached.       DisPOSITION OF REAL PROPERTY         Decodent's most recent tax bill is attached.       Decodent's provide the apply and list details below.         Decodent's spuse       Decedent's registered domestic partner         Decodent's spuse       Decedent's registered domestic partner         Decedent's granchild(ren) or parent(s). If qualified for exclusion from reassessment, a Claim for Reassessment Exclusion for Transfer Between Parent and Child must be filed (see instructions). Was this the decedent's principal residence?         Decedent's granchild(ren).       If qualified for exclusion from reassessment and Exclusion for Transfer Between Grandparent and Grandchild must be filed (see instructions). Was this the decedent's princip	DEATH OF REAL P This notice is a reque Ownership Statement. result in the assessment NAME AND MAILING	<b>ERSHIP STATEMENT</b> <b>ROPERTY OWNER</b> est for a completed Change Failure to file this statement t of a penalty.	will		1 Dr. City I	<b>essor-Reco</b> Carlton B. Good Hall - Room 190 Francisco, CA 9-	llett Place
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THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTIO	١

### EF-502-D-R13-0521-38002996-2

BOE-502-D (P2) REV. 13 (05-21)

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? YES NO If **YES**, complete the following section.

		I
NAME AND ADDRESS OF LE		NAME OF PERSON OR ENTITY GAINING SUCH CONTROL
		·
YES NO	Was the decedent the lessor or lessee in a lease that had an origin	al term of 35 vears or more, including renewal

#### options? If **YES**, provide the names and addresses of all other parties to the lease.

NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE

### MAILING ADDRESS FOR FUTURE PROPERTY TAX STATEMENTS

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NAME
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ADDRESS	CITY	STATE	ZIP CODE

## CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the information contained herein is true, correct and complete to the best of my knowledge and belief.

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 contacting the county assessor.
- Cotenant to cotenant. An affidavit must be filed with the county assessor. An affidavit may be obtained by contacting the county assessor. 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."

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

