EF-502-A-R14-0518-58000677-1

BOE-502-A (P1) REV. 14 (05-18)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.



Stephen S. Duckels Yuba County Assessor

915 8th Street, Suite 101 Marysville, CA 95901-5273 Phone: (530) 749-7820

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE (Make necessary corrections to the printed name and mailing address	ASSESSOR'S PARCEL NUMBER				
Г	SELLER/TRANSFEROR				
	BUYER'S DAYTIME TELEPHONE NUMBER () BUYER'S EMAIL ADDRESS				
CTREET APPRESS OF RUNGION LOCATION OF REAL PROPERTY.					
STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY					
YES NO This property is intended as my principal residence. If YES, pl or intended occupancy. YES NO Are you a disabled veteran or a unmarried surviving spouse of					
compensated at 100% by the Department of Veterans Affairs?	?				
MAIL PROPERTY TAX INFORMATION TO (NAME)					
MAIL PROPERTY TAX INFORMATION TO (ADDRESS)	CITY STATE ZIP CODE				
PART 1. TRANSFER INFORMATION Please complete all s	statements.				
YES NO This section contains possible exclusions from reasses	ssment for certain types of transfers.				
A. This transfer is solely between spouses (addition or removal	of a spouse, death of a spouse, divorce settlement, etc.).				
	gistered with the California Secretary of State (addition or removal of				
* C. This is a transfer: between parent(s) and child(ren)	from grandparent(s) to grandchild(ren).				
*D. This transfer is the result of a cotenant's death. Date of death *E. This transaction is to replace a principal residence owned by					
Within the same county? YES NO	a person so years or age or older.				
* F. This transaction is to replace a principal residence by a persor section 69.5. Within the same county? YES NO	n who is severely disabled as defined by Revenue and Taxation Code				
If YES, please explain:	on(s) holding title to the property (e.g., a name change upon marriage).				
H. The recorded document creates, terminates, or reconveys a					
I. This transaction is recorded only as a requirement for financ (e.g., cosigner). If YES, please explain:	ing purposes or to create, terminate, or reconvey a security interest				
J. The recorded document substitutes a trustee of a trust, morto	gage, or other similar document.				
K. This is a transfer of property:					
1. to/from a revocable trust that may be revoked by the transferor, and/or the transferor's spouse	sferor and is for the benefit of registered domestic partner.				
2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's s	pouse grantor's/trustor's registered domestic partner.				
L. This property is subject to a lease with a remaining lease terr					
	rests of the transferor(s) and transferee(s) in each and every parcel				
N. This is a transfer subject to subsidized low-income housing reimposed by specified nonprofit corporations.	equirements with governmentally imposed restrictions, or restrictions				
*O. This transfer is to the first purchaser of a new building contain	ning an active solar energy system.				
P. Other. This transfer is to					
* Please refer to the instructions for Part 1. Please provide any other information that will help the					

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION



PART 2. OTHER TRANSFER INFORMATION	Check	k and complete as	applicable) .	
A. Date of transfer, if other than recording date:					
B. Type of transfer:					
Purchase Foreclosure Gift Trade or exchange	Merge	er, stock, or partnersh	ip acquisitio	n (Form BOE-100-B)	
Contract of sale. Date of contract:	Inheritance. Date of death:				
Sale/leaseback Creation of a lease Assignment of a lease	зе 🔲 Тє	ermination of a lease.	Date lease	began:	
Original term in years (including written option	າຮ):	Remaining term in	years (inclu	ding written options):	
Other. Please explain:	1637	TO 12 disease the second		ferred: %	
C. Only a partial interest in the property was transferred. YES NO		ES, indicate the perce			
PART 3. PURCHASE PRICE AND TERMS OF SALE A. Total purchase price	Check	k and complete as	applicable	9. \$	
B. Cash down payment or value of trade or exchange excluding closing co	osts		А	mount \$	
C. First deed of trust @% interest for years. Monthly pa			А	mount \$	
FHA (Discount Points)	ints)	Fixed rate Va	riable rate		
Balloon payment \$ Due date:					
D. Second deed of trust @% interest for years. Monthly page 1.	ayment \$		A	mount \$	
Fixed rate Variable rate Bank/Savings & Loan/Credit V	Union [Loan carried by se	ller		
Balloon payment \$ Due date: E. Was an Improvement Bond or other public financing assumed by the bu	_ wer2 _	VES NO OU	tetandina ha	alance ¢	
F. Amount, if any, of real estate commission fees paid by the buyer which	_	_	_	φ	
G. The property was purchased: Through real estate broker. Broker na		•	-	ψ	
Direct from seller From a family member-Relationship			i none nun	ibei. ()	
Other. Please explain:					
H. Please explain any special terms, seller concessions, broker/agent fees existing loan balance) that would assist the Assessor in the valuation of		•	er information	on (e.g., buyer assumed the	
PART 4. PROPERTY INFORMATION	Check	k and complete as	applicable	<u> </u>	
A. Type of property transferred					
Single-family residence	Co-op/Own-your-own			Manufactured home	
Multiple-family residence. Number of units:	Condominium			Unimproved lot	
Other. Description: (i.e., timber, mineral, water rights, etc.)	Timeshare			Commercial/Industrial	
B. YES NO Personal/business property, or incentives, provided by a property are furniture, farm equipment, machinery, etc. E					
If YES, enter the value of the personal/business property:	\$		Incentives	\$	
C. YES NO A manufactured home is included in the purchase price	e.				
If YES, enter the value attributed to the manufactured home:	\$				
YES NO The manufactured home is subject to local property ta	x. If NO,	enter decal number:			
D. YES NO The property produces rental or other income. If YES, the income is from: Lease/rent Contract Min	eral rights	s Other:			
E. The condition of the property at the time of sale was: Good Please describe:	Avera	age Fair	Poo	r	
CERTIFIC	ATION				
I certify (or declare) that the foregoing and all information hereon, including the best of my knowledge and belief.	g any acc	companying stateme	nts or docun	nents, is true and correct to	
SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER		DATE		TELEPHONE	
NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEA:	SE PRINT)	TITI F		EMAIL ADDRESS	
THE ST DOTENTIAND ENEDT ENGOGE REFINEDERIATIVE OUT ONATE OFFICER (FLEAT	or i kilvi)			LIII II ADDILEGO	

The Assessor's office may contact you for additional information regarding this transaction.



ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill**.

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is <u>very important</u>. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

- **C, D, E, F:** If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. NOTE: If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.
- **G:** Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.
- **H:** Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.
 - "Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.
- **I:** A "**cosigner**" is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.
- **M**: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the interest held in each and every parcel being transferred remains exactly the same.
- **N:** Check YES only if this property is subject to a government or nonprofit affordable housing program that imposes restrictions. Property may qualify for a restricted valuation method (i.e., may result in lower taxes).
- O: If you checked YES, you may qualify for a new construction property tax exclusion. A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.

PART 2: OTHER TRANSFER INFORMATION

- **A:** The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.
- **B:** Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.
- **C.** If this transfer was the result of an inhertiance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner,* form BOE-502-D, if not already filed with the Assessor's office.



PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

- **A.** Enter the total purchase price, not including closing costs or mortgage insurance.
 - "Mortgage insurance" is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.
- B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.
 - "Closing costs" are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.
- C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.
 - A "balloon payment" is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.
- **D.** Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.
- **E.** If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An "improvement bond or other public financing" is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

- F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.
- **G.** If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).
- **H.** Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

- A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.
- **B.** Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.
- **C.** Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.
- **D.** Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.
- **E.** Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.

