



**ASSESSOR JEFF PRANG**

# 2021 ANNUAL REPORT

LOS ANGELES COUNTY OFFICE OF THE ASSESSOR

# TABLE OF CONTENTS

<b>3</b>	MESSAGE FROM THE ASSESSOR JEFF PRANG	<b>21</b>	STEADY GROWTH YEAR-BY-YEAR CHANGE
<b>4</b>	WHO WE ARE OFFICE OF THE ASSESSOR	<b>22</b>	GROWTH FACTORS
<b>5</b>	SAFETY & SERVICE	<b>23</b>	DISTRIBUTION OF VALUE
<b>6</b>	PROPERTY TAX SYSTEM	<b>24</b>	ASSESSMENT APPEALS & DECLINE-IN-VALUE
<b>7</b>	YOUR TAX DOLLARS PAY FOR ESSENTIAL PUBLIC SERVICES	<b>25</b>	TWENTY HIGHEST VALUE CITIES
<b>8</b>	CALIFORNIA PROPERTY TAXES EXPLAINED	<b>26</b>	CITIES WITH THE HIGHEST PERCENT CHANGE
<b>9</b>	WHY DID MY PROPERTY TAXES INCREASE?	<b>27</b>	ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS
<b>10</b>	HOW LIFE EVENTS AFFECT THE FAMILY HOME	<b>30</b>	ORGANIZATIONAL CHART EXECUTIVE TEAM MANAGEMENT TEAM
<b>12</b>	PROPOSITION 19 IMPORTANT CHANGES FREQUENTLY ASKED QUESTIONS	<b>32</b>	GET TO KNOW THE ASSESSOR
<b>15</b>	ASSISTING BUSINESSES WITH THEIR PROPERTY STATEMENTS	<b>33</b>	TAX RELIEF
<b>16</b>	INSTITUTIONAL EXEMPTIONS RESOURCES FOR ORGANIZATIONS	<b>34</b>	TAX RESOURCES EXEMPTIONS HELP IN HARD TIMES OWNERSHIP AND TRUSTS APPEALING YOUR VALUE
<b>17</b>	WORKFORCE DEVELOPMENT	<b>38</b>	PROPERTY TAX FISCAL YEAR
<b>18</b>	LEGISLATIVE ADVOCACY ACCOMPLISHMENTS	<b>40</b>	OFFICE LOCATIONS AND CONTACT US
<b>20</b>	ASSESSMENT ROLL HIGHLIGHTS		

# MESSAGE FROM THE ASSESSOR

## JEFF PRANG

**“As our economy begins to recover from the pandemic, the strength of the Los Angeles County housing market provides an optimistic outlook for the upcoming year.”**



The revenue generated from our local property tax system continues to fund vital public services we all rely on. This report reflects significant growth in property values and an increase in the assessed value of all taxable property in Los Angeles County.

COVID-19 has profoundly altered our way of living and doing business, despite these challenges, the dedicated experts at the Assessor's Office have successfully completed the 2021 Assessment Roll, which reflects the following:

---

### **\$1.76 TRILLION**

Total Assessment Roll Net Value

### **3.7%**

Year-over-Year Property Value  
Growth Countywide

### **2.58 MILLION**

Real Estate and Business Assessments

### **\$5.5 BILLION**

Reduction in Business Personal Property,  
including Marine and Aircraft

---

The core mission of the Assessor's Office is to identify and assess the value of all taxable property countywide; however, its impact to the public has a far greater reach. The \$1.76 trillion in total net value translates to about \$17 billion for vital public services such as public health, education, emergency services, and public safety.

It is also important to remember that the 2021 Assessment Roll reflects an economy driven by the pandemic. The single-family residential market saw robust growth in 2021; while the COVID-19 pandemic devastated many small businesses and significantly impacted other sectors of the economy. In an effort to ease the impact of the pandemic, my office proactively reduced the personal property assessments of approximately 47,000 small businesses saving over \$210 million.

The hardworking professionals at the Office of the Assessor continue to navigate through the COVID-19 pandemic with great pride and public service. As we move forward, this Annual Report gives us an opportunity to reflect on the successes and challenges of this past year.

Sincerely,  
**Jeff Prang** | Assessor

# WHO WE ARE

## OFFICE OF THE ASSESSOR

From Santa Monica to Claremont and Long Beach to Lancaster, the Office of the Assessor is proud to have served the County of Los Angeles since 1850. By population, Los Angeles County is the largest in the State of California and is larger than 42 other states.



### DISTRICT OFFICES\*

1. Headquarters - Los Angeles
2. North District - Sylmar
3. East District - South El Monte
4. South District - Signal Hill
5. West District - Culver City
6. Lancaster Regional

*\*see back cover for addresses and phone numbers*

# SAFETY & SERVICE

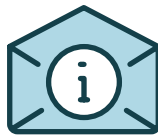
In an effort to keep both the public and employees safe, County buildings were closed on March 16, 2020 and reopened on October 1, 2021. During the pandemic, the Office of the Assessor has continued to provide service by internet, phone and email. The Office of the Assessor is committed to providing exceptional customer service while ensuring the safety of employees and the public.

## ALTERNATIVES TO IN-PERSON ASSISTANCE



### Online Resources

Visit [assessor.lacounty.gov](https://assessor.lacounty.gov). Forms, information, property data, and select self-service options are available from the Assessor. Information about other property tax departments can be found on the County's joint property tax portal at [propertytax.lacounty.gov](https://propertytax.lacounty.gov).



### Contact the Assessor

For inquiries, please visit our Contact Form at: [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact) and select one of the following tabs: General, Specific, Business, Exclusions. Once the form has been submitted, you will receive an email confirmation. Your inquiry will be directed to the appropriate Assessor staff for processing.



### Phone

Call our office at **(213) 974-3211** or **(888) 807-2111**. Due to the COVID-19 Pandemic, callers may experience longer than normal wait times.

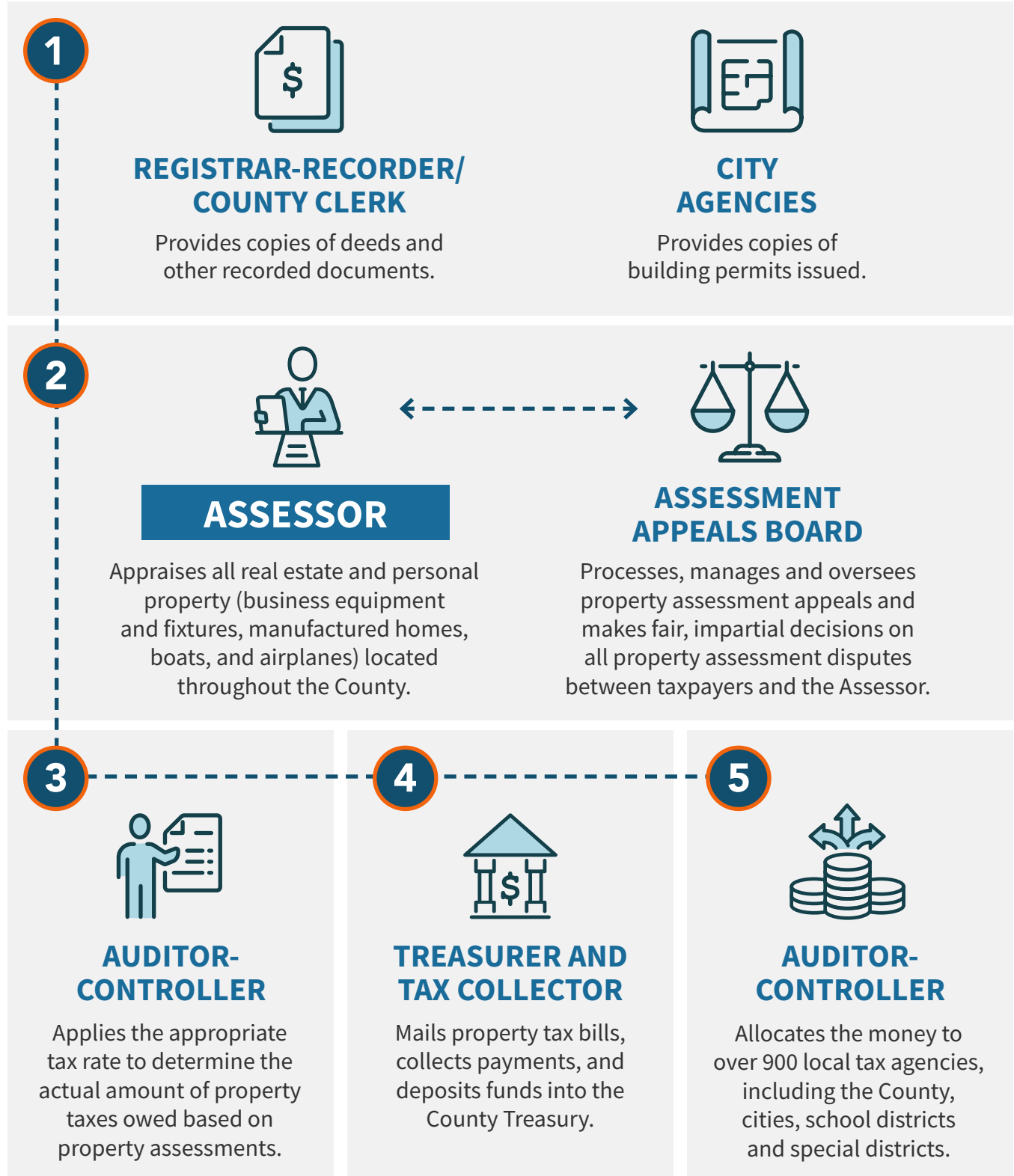
## PUBLIC SAFETY

All Assessor's Office are open to the public for limited in-person service.



*Assessor Prang visiting with the Public Service Staff at the Hall of Administration, Room 225.*

# PROPERTY TAX SYSTEM



# YOUR TAX DOLLARS PAY FOR ESSENTIAL PUBLIC SERVICES

Property tax revenue collected by Los Angeles County is distributed back to local governments, which include cities, schools and community colleges, special districts, and redevelopment agency successor entities. Each year, your property taxes generate an estimated \$17 billion dollars that are retained within the County to fund public services we depend on.\*

## SCHOOL DISTRICTS



**40%**

K-12 education and community colleges.

## UNINCORPORATED AREAS



**24%**

Communities that belong to the County but are not part of a “city” and therefore the County Board of Supervisors serve as “city council” and the Supervisor representing the area serves as “mayor.” County departments provide the municipal services.

## INCORPORATED CITIES



**15%**

Los Angeles County has 88 incorporated cities, each with their own elected mayor and city council.

## SUCCESSOR AGENCIES



**14%**

Manage redevelopment projects, make payments on enforceable obligations, and dispose of redevelopment assets and properties. Each Successor Agency has an Oversight Board that supervises its work. In Los Angeles County there are five Oversight Boards organized by Supervisorial District.

## SPECIAL DISTRICTS



**7%**

Agencies that provide services to local communities such as libraries, sanitation, water, cemetery, etc.

*\*These percentages are approximate and change slightly each year based on property values and apportionment formula. For more on apportionment, contact the Auditor-Controller at [auditor.lacounty.gov](http://auditor.lacounty.gov).*



# CALIFORNIA PROPERTY TAXES EXPLAINED



California voters passed Prop. 13 in 1978 in order to place limitations on [property tax rates](#) and assessment increases for real property. Prop. 13 provides the foundation for how your property tax bill is determined when you purchase real property.

## MARKET VALUE

The market value of real property is the market-driven price of such property at a given place and time. **In other words, the price a home could be sold for.** The market value of a home typically increases more rapidly than its assessed value. However, economic downturns may cause market value to dip below assessed value (**see chart on page 10**).

VS

## ASSESSED VALUE

The assessed value of real property is determined by the Office of the Assessor at the time property is purchased, typically the sales price. **The assessed value will then become the “base-year value,” which determines a property owner’s tax bill.** An inflation factor of no more than 2 percent is added to your bill every year. In addition, Prop. 13 sets your property’s tax rate at a uniform 1 percent, plus the rate necessary to fund local voter-approved bonds.



# WHY DID MY PROPERTY TAXES INCREASE?



There is misconception among homeowners that the Office of the Assessor reassesses property each year and is therefore responsible for higher property taxes. While a property's initial assessment does determine property tax bills, the Office of the Assessor may reassess property in **THREE** instances:

## 1. PROPERTY CHANGES OWNERSHIP

A change in ownership is the transferring of property between its current owner(s) and new owner(s), such as when you purchased your property. **Beware:** Transfers between family members may still be considered a change in ownership, however some exclusions are available.

## 2. NEW CONSTRUCTION

The Office of the Assessor is required to conduct a reassessment when new construction takes place on your property. For example, adding square footage to the existing structure will trigger a **partial** reassessment of your property. Only the value of the addition is added to your existing base value.

## 3. VALUE RESTORATION

Economic conditions may cause your property to lose value. In such cases, Proposition 8, allows the Office of the Assessor to temporarily reduce your property's assessed value and thus provide tax relief until the market recovers. When your property's value is restored, your property tax bill will increase, but to no more than its original base-year value plus the required inflation adjustment. See **Decline-in-Value, page 35**, for more details.

## INFLATION ADJUSTMENT

Additionally, there is also an annual inflation factor applied. The inflation adjustment is capped at a maximum of 2 percent a year.

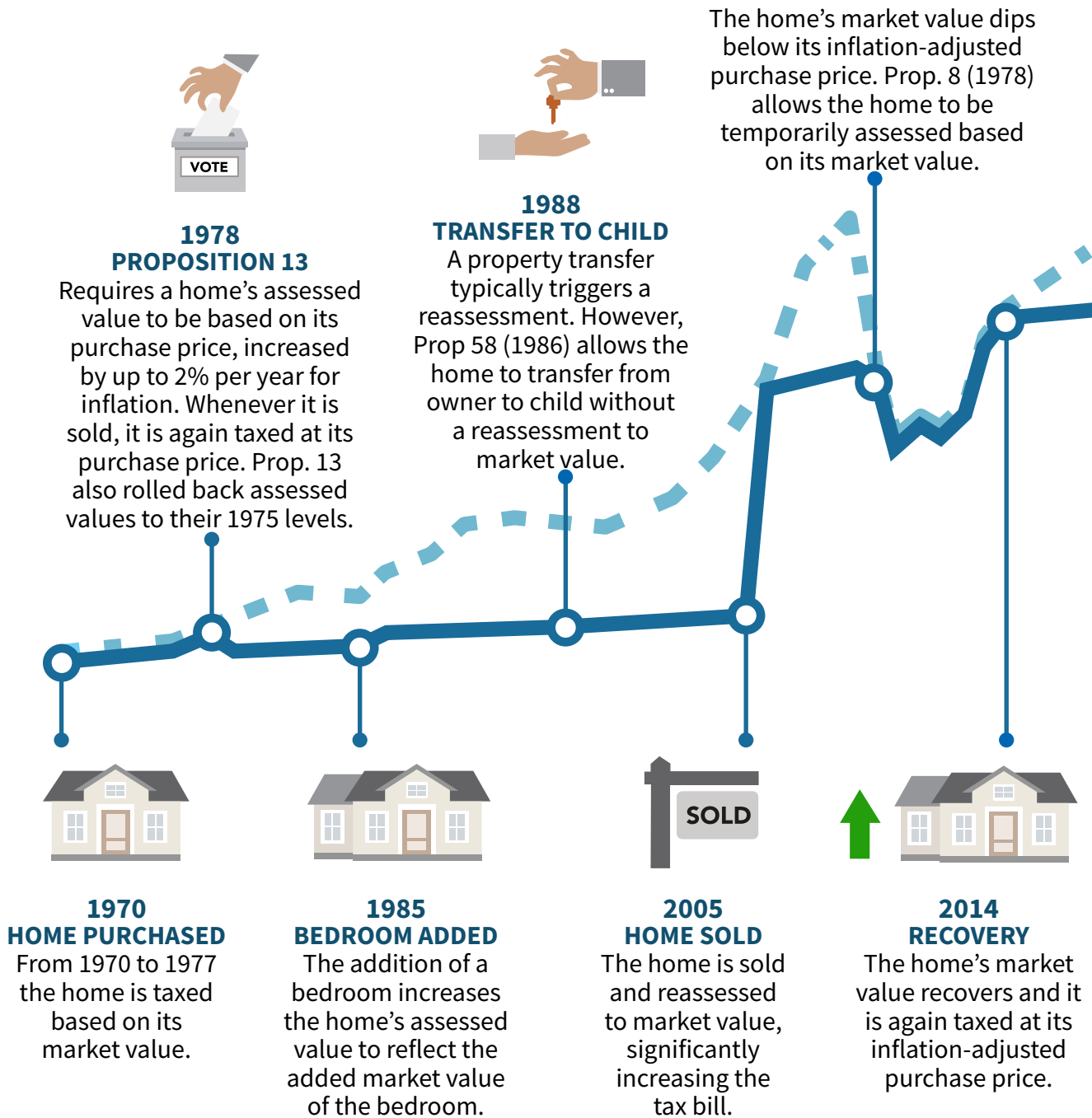
# HOW LIFE EVENTS AFFECT THE FAMILY HOME

## MARKET VALUE

The price the home could be sold for.

## ASSESSED VALUE

The basis of the property owner's tax bill.



# HOW LIFE EVENTS AFFECT THE FAMILY HOME



## 2020 HOME REBUILT

The home is rebuilt with its pre-fire square-footage. The home's pre-fire tax base is restored.

**MARKET VALUE**  
The price the home could be sold for.

**ASSESSED VALUE**  
The basis of the property owner's tax bill.

**2018  
WILDFIRE DAMAGE**  
The home is destroyed during a fire. The value of the property that is damaged or destroyed exceeds \$10,000. The property assessed value is reduced until the owner rebuilds.



## NOV. 2020 PROPOSITION 19

Places new restriction on the Parent-Child and Grandparent-Grandchild Transfer Exclusions. For more information on the changes effected by the passage of Prop. 19, please visit [assessor.lacounty.gov/prop19](https://assessor.lacounty.gov/prop19)



## 2021 TRANSFER TO CHILD

The property owner passes away and leaves the home to their child. The current assessed value of the home exceeds the market value of the home, less \$1 million. The child moves into the home and files a **Homeowners' Exemption** claim within one year of the date-of-death transfer. The child inherits their parent's tax base and the property is not reassessed.



# PROPOSITION 19

## IMPORTANT CHANGES

On November 3, 2020, California voters approved [Proposition 19](#), which made changes to property tax benefits for inherited family property while creating additional benefits for some homeowners when transferring a property tax base. Provided below are a few important changes effected by the passage of Prop. 19. This information reflects the Board of Equalization's interpretation of Prop. 19's provisions.

For more information please consult [boe.ca.gov/prop19](http://boe.ca.gov/prop19).

### Parent-Child and Grandparent-Grandchild Exclusion

CHANGES EFFECTIVE **FEBRUARY 16, 2021**

Prop. 19 imposed new limits on property tax benefits for inherited family property. Under Prop. 19, a child or children may keep the lower property tax base of the parent(s) **ONLY** if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year.

	BEFORE (Prop. 58/193)	CURRENT LAW (Prop. 19)
<b>PRINCIPAL RESIDENCE BENEFIT</b>	<ul style="list-style-type: none"> <li>Principal residence (home) of transferor</li> <li>The home may be of any value</li> <li>Includes the residence and home site (excess land may be excluded as "other property")</li> </ul>	<ul style="list-style-type: none"> <li>Principal residence (home) of transferor and transferee</li> <li>The extent to which the home can be excluded from reassessment is based on a property value comparison formula</li> <li>Includes the family home and farm</li> </ul>
<b>BENEFIT FOR OTHER REAL PROPERTY</b>	A property owner can transfer up to \$1-million in value of property other than their home to their parents, children, or (in some cases) grandchildren, without the property being reassessed.	Property other than the transferor's home is subject to reassessment upon transfer to their parents, children, or grandchildren
<b>GRANDPARENT-GRANDCHILD MIDDLE GENERATIONAL REQUIREMENT</b>	Property transferred from grandparents to grandchildren can avoid reassessment, if the parent(s) of grandchildren, who qualify as child(ren) of grandparent(s), are deceased on the date of transfer	
<b>FILING PERIOD</b>	A claim must be filed within 3 years of the transfer or before transfer to third party, whichever is earlier	<ul style="list-style-type: none"> <li>A Homeowners' Exemption or Disabled Veterans' Exemption must be filed within 1 year of the transfer</li> <li>A claim must be filed within 3 years of the transfer or before transfer to third party, whichever is earlier</li> </ul>
<b>IMPORTANT DATES</b>	Through February 15, 2021	Effective February 16, 2021

For more information and updates on Prop. 19, please visit [assessor.lacounty.gov/prop19](http://assessor.lacounty.gov/prop19).

# PROPOSITION 19

## IMPORTANT CHANGES

### Transfers of Tax Bases for Seniors, Severely Disabled, and Victims of Natural Disasters

CHANGES EFFECTIVE **APRIL 1, 2021**

Proposition 19 allows homeowners who are over 55 years of age, disabled, or victims of a wildfire or natural disaster, to transfer the lower assessed property value of their primary home to a newly purchased or newly constructed replacement home up to three times (or once per disaster). The tax base may be transferred to a property located anywhere in the state.

	BEFORE (Prop. 58/193)	CURRENT LAW (Prop. 19)
<b>TYPE OF PROPERTY</b>	Principal residence (home)	
<b>TIMING</b>	Purchase or new construction of replacement home must occur within 2 years of sale of original home or governor-declared disaster	
<b>LOCATION OF REPLACEMENT HOME</b>	<ul style="list-style-type: none"> <li>• Same County</li> <li>• County with intercounty ordinance (10 counties)</li> </ul>	Anywhere in California
<b>VALUE LIMIT</b>	The market value of the replacement home must be less than or equal to the market value of the primary home	<ul style="list-style-type: none"> <li>• The replacement home can be of any value</li> <li>• If the market value of the replacement home exceeds the market value of the primary home, the difference is added to transferred value</li> </ul>
<b>HOW MANY TRANSFERS?</b>	<ul style="list-style-type: none"> <li>• One time</li> <li>• Exemption: A property owner may transfer their tax base, based on disability, even if they have already done so, based on their age</li> </ul>	Three times
<b>IMPORTANT DATES</b>	Through March 31, 2021	Effective April 1, 2021

For more information and updates on Prop. 19, please visit [assessor.lacounty.gov/prop19](https://assessor.lacounty.gov/prop19).

# PROPOSITION 19

## FREQUENTLY ASKED QUESTIONS

1.

**TO QUALIFY FOR THE PROPOSITION 19 PARENT-CHILD EXCLUSION, DO I HAVE TO CLAIM A HOMEOWNERS' EXEMPTION AND RESIDE IN THE FAMILY HOME INHERITED FROM MY PARENTS OR GRANDPARENTS?**

Yes. Proposition 19 requires that you claim a homeowners' exemption or disabled veterans' exemption and make the family home your principal residence within one year of the transfer.

**To apply, please visit our website:** Homeowners' Exemption: [assessor.lacounty.gov/hox](https://assessor.lacounty.gov/hox)  
Disabled Veterans' Exemption: [assessor.lacounty.gov/disabledvets](https://assessor.lacounty.gov/disabledvets)

2.

**I AM OVER THE AGE OF 55. WHAT HAPPENS IF I BUY A NEW HOME THAT COSTS MORE THAN THE ORIGINAL HOME AND WANT TO TRANSFER MY BASE YEAR VALUE?**

You may be eligible for the exclusion. However, the portion that is over the value of the original property will be reassessed at current market value. You may claim this exclusion up to three times.

3.

**MY HOME WAS DESTROYED IN A GOVERNOR-PROCLAIMED DISASTER. I WAS ABLE TO TRANSFER MY BASE YEAR VALUE BY CLAIMING A DISASTER EXCLUSION (PROP. 50). MY NEW HOME ALSO GOT DAMAGED IN ANOTHER GOVERNOR-DECLARED DISASTER. WILL I BE ABLE TO TRANSFER MY BASE YEAR VALUE AGAIN?**

Yes. If someone is unfortunate enough to have lost two homes to Governor-proclaimed disasters, they are able to transfer their base year value more than once.

4.

**MY MOTHER DIED PRIOR TO PROP. 19'S EFFECTIVE DATE OF FEBRUARY 16, 2021. HER PROPERTY IS VESTED IN A TRUST. I HAVE NOT RECORDED ANY DEED TRANSFERRING THE PROPERTY YET. WOULD THIS TRANSFER QUALIFY FOR EXCLUSION UNDER PROP. 58 OR PROP. 19?**

Since your mother died prior to 2/16/2021, the effective date of Prop. 19, you are eligible for exclusion under Prop. 58. The law recognizes the Date of Death of a property owner as the date of the change of ownership for property that they own.

For more information, frequently asked questions, and updates on Proposition 19, please visit [assessor.lacounty.gov/prop19](https://assessor.lacounty.gov/prop19).



# ASSISTING BUSINESSES WITH THEIR PROPERTY STATEMENTS

**Business Personal Property includes, but is not limited to:**



**MACHINERY**



**COMPUTERS**



**EQUIPMENT**



**FURNITURE**



**VESSELS**

**Business Personal Property is valued annually as of January 1.**

Businesses with personal property valued at \$100,000 or more, that are sent a form by the Office of the Assessor, are required to file. Failure to file the statement will result in the Office of the Assessor estimating the value of the business property and adding a 10% penalty to the assessment. The threshold for business personal property to be taxable is \$5,000 in cumulative value.

## IMPORTANT DEADLINES

APRIL 1	MAY 7	AUGUST 31
Due date for filing Business Property Statement.	Last day to file Business Property Statement and avoid 10% penalty.	Property taxes on the Unsecured Roll are due and become delinquent if not paid as of 5pm. A 10% late penalty is applied if paid late.



**161,488**

Total Business Personal Property Assessments



**350,777**

Business Locations Canvassed



**129,163**

Property Statements Processed

# INSTITUTIONAL EXEMPTIONS RESOURCES FOR ORGANIZATIONS

Real and personal property used for religious, hospital, scientific or charitable purposes may be eligible for a property tax exemption. Institutional exemptions may be available for the owner-operator, lessors, and lessees of qualifying property, given certain conditions.

**The Office of the Assessor classifies these institutional exemptions into three categories:**

**\$42.7  
BILLION**  
Exemptions  
in 2021

## WELFARE

A welfare exemption is a broad class of property tax exemption that provides tax relief for qualifying hospitals, museums, libraries, schools, colleges, affordable housing projects, and other nonprofit organizations, including veterans' organizations. Welfare exemptions are also available for aircraft of historical significance, cemeteries, and certain works of art.

**\$762  
MILLION**  
Exemptions  
in 2021

## CHURCH

A church exemption is a property tax exemption available for property that is owned or leased by a religious organization and which is used exclusively for religious worship services.

**\$4.05  
BILLION**  
Exemptions  
in 2021

## RELIGIOUS

A religious exemption is a property tax exemption available for property used as a school or for religious worship that is owned and operated by a religious organization or leased to a church.



Applications for institutional exemptions must be filed between the **January 1 lien date and February 15 at 5pm.**

Nonprofits, including affordable housing organizations, are subject to the same business property statement filing requirements as businesses, even if that property is ultimately exempt.

For more information on institutional exemptions, please contact Major Exemptions at **(213) 974-3481** or contact the Assessor at [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact).

# WORKFORCE DEVELOPMENT



In partnership with the Los Angeles Community College District and Rio Hondo Community College District, the Office of the Assessor has created a first-of-its kind program in real estate appraisal. Through innovative and accessible opportunities, these programs foster professional growth for individuals while also supporting our capacity to conduct fair and accurate assessments.



## Real Estate Appraiser III Certificate Program

West Los Angeles College



### Assessor's in-house classroom training for basic appraisal principles taught through the virtual college setting

- Allows the Office of the Assessor to maintain a consistent pipeline of qualified and trained candidates for employment
- Quality County jobs available to the community
- Relieves the Office of the Assessor of the internal stresses that occur when providing in-house training for employees, which detracts from the Office's primary mission of producing an accurate and timely Assessment Roll



## Appraiser Assistant Training Program

Rio Hondo College



### Assessor's entry program into the professional appraisal series

- The California Property Taxation and Appraisal curriculum, which provides fundamental property tax administration knowledge was developed by the Office of the Assessor
- Reduces the time required to train Appraiser Assistants on job-essential assessment topics

For more information, please visit: [rio.hondo.edu/continuing-education/appraisal-assistant/](https://rio.hondo.edu/continuing-education/appraisal-assistant/)

# LEGISLATIVE ADVOCACY ACCOMPLISHMENTS



*Assessor Prang with American Legion Post 30, Pomona.*

The California Assessors' Association (CAA) is a statewide non-profit professional association for County Assessors formed in December 1902. The CAA consists of county assessors from each California county.

**In 2021, Los Angeles County Assessor Jeff Prang served as Chair of the California Assessors' Association Legislative Committee and made distinctive contributions to the property tax administration system during this unprecedented legislative year.**

- Led statewide efforts to clarify ambiguities in Prop. 19 by supporting legislation that was necessary for county assessors to properly administer the new law and spearheaded an aggressive public education outreach campaign
- Collaborated with lawmakers to combat climate change by excluding from reassessment the development and transfer of solar energy farms (SB 267)
- Advocated for an increase in the Homeowners' Exemption
- Supported legislation that allows a surviving spouse to continue receiving the Veteran's Exemption upon the death of the veteran (SB 667)



# LEGISLATIVE ADVOCACY ACCOMPLISHMENTS



## Tax Equity

- Helped families navigate the passage of [\*\*Proposition 19\*\*](#) by bringing awareness to the impact of transferring the family home on to your children
- Supported legislation expanding affordable housing development opportunities for low-income renters
- Proposed allowing veterans to receive both the Homeowners' and Veterans' Exemption
- Fought to ensure that commercial airlines pay their fair share in property taxes and make sure they pay for their prorated use in Los Angeles County ([\*\*SB 791\*\*](#) 2019 – [\*\*BOE Rule 202\*\*](#))



## Assessment Appeals

Property owners who dispute their assessment are entitled to a fair and expedient hearing and resolution of their appeals. For more information, **see page 37.**

- Supported legislation that will greatly improve the efficiency of the assessment appeals process (Assembly Bill 1203) by helping property owners settle their disputes faster
- Developed technological solutions designed to speed-up the assessment appeals process, benefiting property owners and saving the County millions of dollars in time and resources, including:
  - Assessment appeals hearing confirmation
  - A computer-generated value comparison
- Advocated for regulatory changes to combat abuse of the assessment appeals process

# ASSESSMENT ROLL HIGHLIGHTS

TOTAL VALUE OF ALL TAXABLE REAL AND BUSINESS PROPERTY IN LOS ANGELES COUNTY

## \$1.76 TRILLION

### LEADING GROWTH FACTORS



**\$45 BILLION**

Real Estate  
Transfers (Sales)



**\$16.4 BILLION**

Consumer Price Index  
Adjustment



**\$8.8 BILLION**

New  
Construction

### EXEMPTIONS



in savings for



**VETERANS**



**HOMEOWNERS**



**ORGANIZATIONS**

### GROWTH



**3.75%**

Increase in Property  
Growth Countywide

**\$66.3  
BILLION**

in Assessed Value

### PARCEL TYPES



**1,885,579**

Single-Family Residential

**250,190**

Residential Income

**248,293**

Commercial/Industrial

### INVESTMENTS



**-.31%**

Growth in Business  
Investment in Fixtures,  
Equipment, and  
Technology

**193,875**

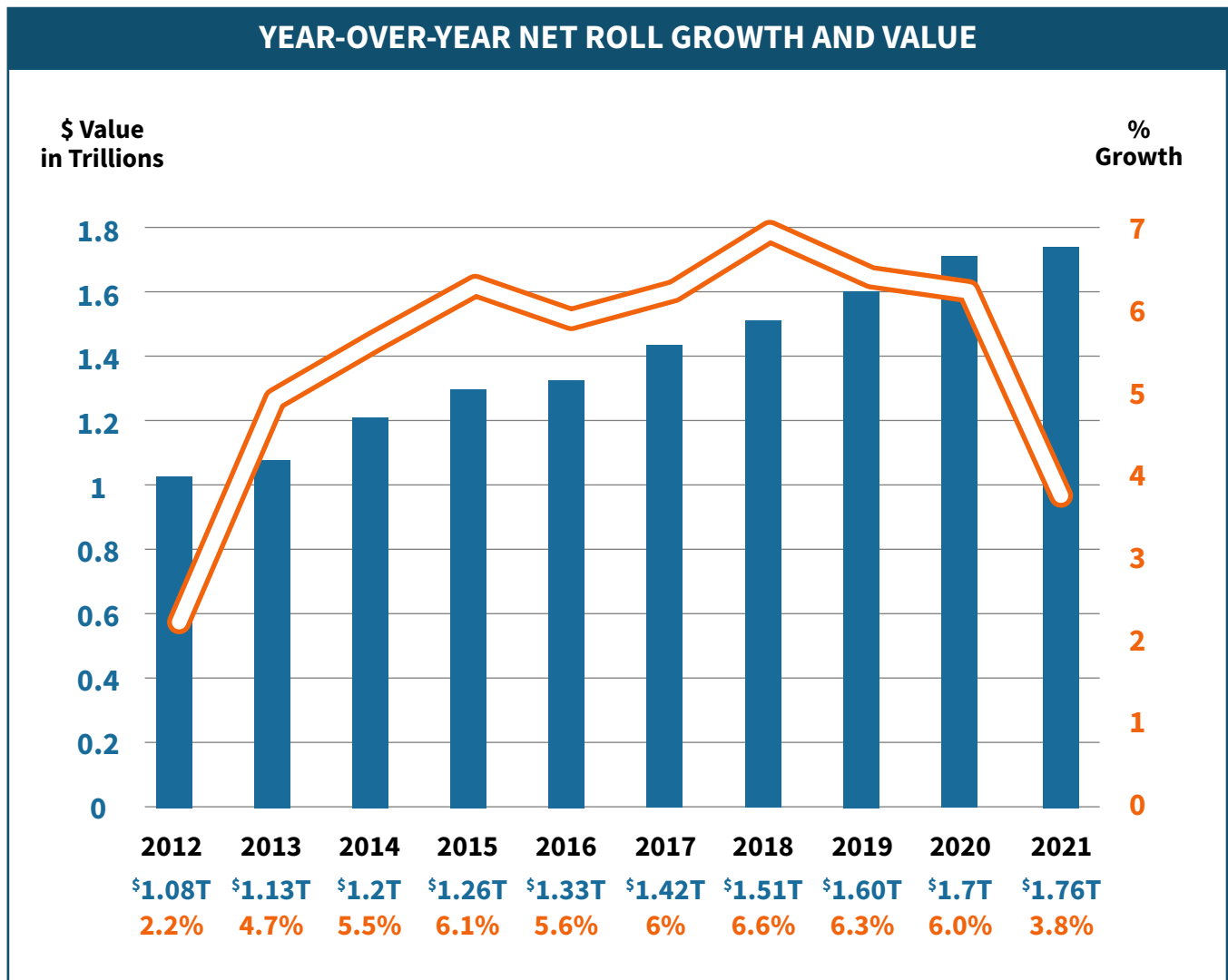
Business Personal  
Property Assessments



# STEADY GROWTH YEAR-BY-YEAR CHANGE

The 2021 Roll continues an 11-year trend of steady growth. The total net Assessment Roll has almost doubled since 2012, as the real estate market rebounded from the 2008 Financial Crisis.

The 2021 net Roll\* growth (3.76%) reflects the change from January 2020 to January 2021 and takes into account the continuing effect COVID-19 has had on property values.



\*The net Roll is the total value of taxable properties less exemptions.

# GROWTH FACTORS

## CURRENT ROLL VALUE CHANGE

	2020	2021	\$ CHANGE	% CHANGE
Gross Local Roll	\$ 1,765,502,482,682	\$ 1,831,775,701,578	\$ 66,273,218,896	3.75%
Less All Exemptions	65,354,343,507	68,705,269,614		
<b>Net Local Roll<sup>1</sup></b>	<b>\$ 1,700,148,139,175</b>	<b>\$ 1,763,070,431,964</b>	<b>\$ 62,922,292,789</b>	<b>3.70%</b>

## VALUE ADDED BY ASSESSMENT ACTIVITY

Properties Sold/Transferred	\$ 44,865,384,890
Inflation Adjustment/Proposition 13	16,356,510,014
New Construction	8,846,489,208
Business Personal Property and Fixtures	-5,507,612,254
Special Property Use Types <sup>2</sup>	504,852,423
Decline-in-Value and Other Adjustments	1,207,594,615
<b>Total Change to the 2021 Local Roll</b>	<b>\$ 66,273,218,896</b>
Changes to Prior Years Through 2020	15,724,240,443
<b>Total Value Change During the 2021 Assessment Year</b>	<b>\$ 81,997,459,339</b>

## DISTRIBUTION OF GROWTH BY PROPERTY TYPE

	TRANSFERS		MAJOR NEW CONSTRUCTION <sup>3</sup>	
	Net Value Change	Parcels	Net Value Change	Parcels
Single Family & Condo	\$26,392,863,738	82,121	\$2,303,297,826	14,431
Residential Income	6,699,177,881	8,757	2,062,844,350	1,522
Commercial/Industrial	9,000,172,890	5,221	3,336,115,382	1,078
Other	2,773,170,381	9,379	1,144,231,650	4,240
<b>Total</b>	<b>\$44,865,384,890</b>	<b>105,478</b>	<b>\$8,846,489,208</b>	<b>21,271</b>

<sup>1</sup>Does not include public utility assessments, which are determined by the Board of Equalization.

<sup>2</sup>Special Property Use Types comprise properties of various use, such as mining rights, water rights, water distribution, possessory interest, and mobile homes. For 2020, this component also includes \$966 million in new construction value for the partial completion of the Los Angeles Stadium at Hollywood Park.

<sup>3</sup>Major New Construction does not include lesser maintenance or other construction, which added a \$1.89 billion in value.

# DISTRIBUTION OF VALUE

The following table shows the distribution of total assessed value by property type over time. The value of all types of property have increased significantly since 1975; however, the proportional distribution of value has changed. Residential-income has remained remarkably constant, comprising approximately 13.5% of the Roll. In contrast, single-family residential and commercial/industrial have flipped positions and mirrored each other, with single-family residential comprising an increasing percentage of the Roll and commercial/industrial a correspondingly decreasing percentage.

## VALUE BY PROPERTY TYPE OVER TIME<sup>1</sup>

(Values in Billions)		SINGLE-FAMILY RESIDENTIAL		RESIDENTIAL INCOME		COMMERCIAL/ INDUSTRIAL	
Year	Total Roll Value	\$ Value	% of Value	\$ Value	% of Value	\$ Value	% of Value
1975	\$ 83.2	33.2	39.9	11.2	13.5	38.8	46.6
1980 <sup>2</sup>	\$ 150.0	71.2	47.5	22.8	15.2	56.0	37.3
1985	\$ 245.2	115.7	47.2	32.7	13.3	96.8	39.5
1990	\$ 412.8	200.3	48.5	57.5	13.9	155.0	37.6
1995	\$ 486.8	251.1	51.6	64.4	13.2	171.3	35.2
2000	\$ 569.6	306.6	53.8	70.5	12.4	192.5	33.8
2005	\$ 823.7	469.8	57.0	106.5	12.9	247.4	30.1
2010	\$ 1042.3	583.3	56.0	137.9	13.2	321.1	30.8
2015	\$ 1264.9	727.8	57.5	166.2	13.1	370.9	29.3
2020	\$ 1700.1	967.9	56.9	235.6	13.9	496.6	29.2
2021	\$1,763.1	1,009.7	57.3	245.1	13.9	508.3	28.8

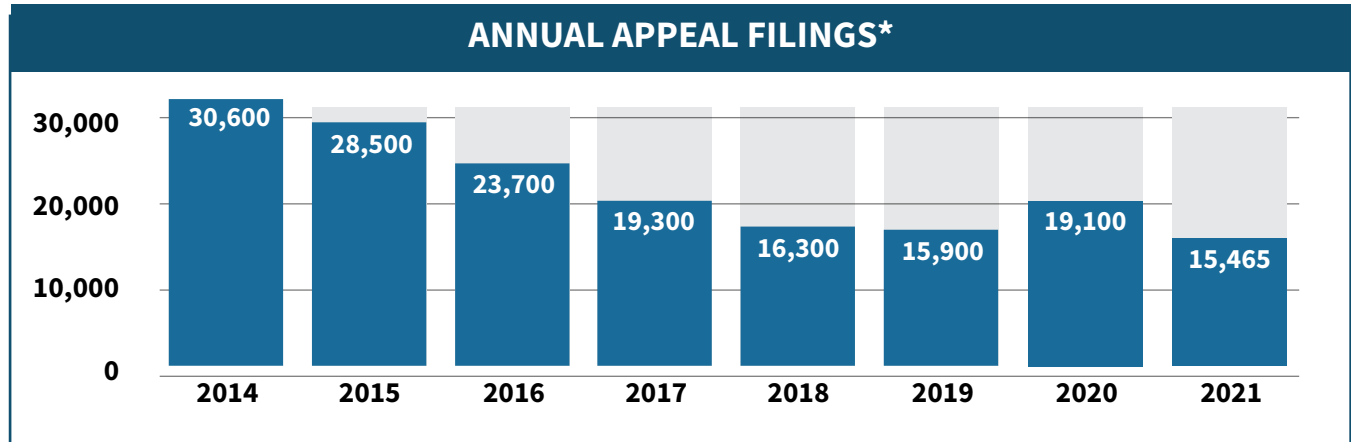
<sup>1</sup>All values are exclusive of exemptions (real estate and homeowners' exemptions) and public utilities.

<sup>2</sup>Business inventory became 100% exempt.

# ASSESSMENT APPEALS & DECLINE-IN-VALUE

## APPEALS

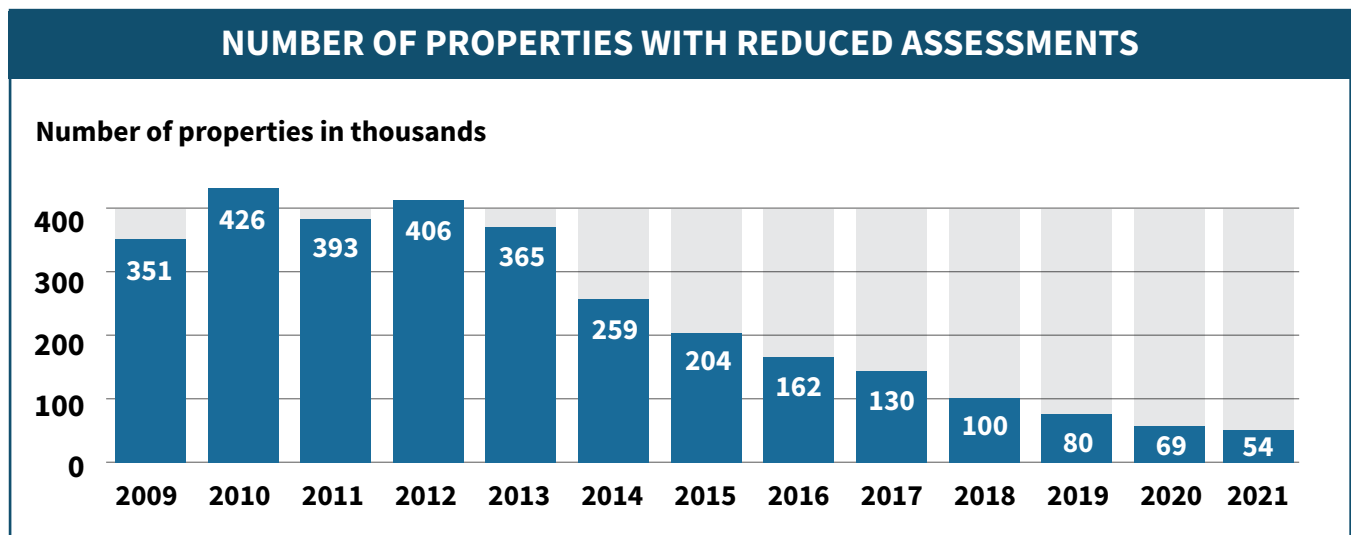
Assessment appeals are filed with the [Assessment Appeals Board](#) (an independent quasi-judicial body under the supervision of the Board of Supervisors).



\*Number of filings represents calendar year activity processed for the subsequent roll year.

## DECLINE-IN-VALUE

Decline-in-Value (DIV) provides a temporary reduction in assessed value to account for loss of market value. In a widespread market decline, the Office of the Assessor can proactively apply DIV to eligible properties. DIV can also be granted following a request for review to the Office of the Assessor or a formal appeal.



# TWENTY HIGHEST VALUE CITIES



	CITY	ASSESSED VALUATION (BILLIONS)	AMOUNT OF CHANGE	PERCENT CHANGE	TOTAL ASSESSMENTS
1	Los Angeles	\$ 723.693	\$ 27.746	4.0%	860,106
2	Long Beach	65.718	2.243	3.5	119,234
3	Santa Monica	43.834	1.562	3.7	26,856
4	Beverly Hills	40.614	1.600	4.1	12,846
5	Santa Clarita	38.386	1.168	3.1	73,094
6	Glendale	36.609	1.051	3.0	47,457
7	Pasadena	36.082	1.300	3.7	42,732
8	Torrance	34.426	1.067	3.2	45,966
9	Burbank	26.747	0.517	2.0	31,868
10	Manhattan Beach	22.187	0.951	4.5	13,707
11	Malibu	19.567	1.040	5.6	7,221
12	Redondo Beach	19.235	0.641	3.4	23,874
13	Arcadia	18.809	0.425	2.3	18,177
14	Carson	16.827	0.179	1.1	27,072
15	El Segundo	15.247	-0.156	-1.0	7,020
16	West Hollywood	15.046	0.579	4.0	11,250
17	Palmdale	14.973	0.280	1.9	49,972
18	Rancho Palos Verdes	14.606	0.433	3.1	15,664
19	Inglewood	14.283	0.822	6.1	22,451
20	Lancaster	14.085	0.763	5.7	54,531

## CITIES WITH THE HIGHEST PERCENT CHANGE

01	CERRITOS	9.1%
02	HIDDEN HILLS	8.9%
03	VERNON	7.1%
04	LYNWOOD	6.8%
05	INGLEWOOD	6.1%
06	PICO RIVERA	6.1%
07	LA VERNE	5.9%
08	CULVER CITY	5.8%
09	LANCASTER	5.7%
10	MALIBU	5.6%



# ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2020	2021	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE- FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	5,694,941,164	5,881,109,676	186,168,512	3.3	7,047	18	476	7,541
Alhambra	10,533,327,741	10,816,072,650	282,744,909	2.7	14,371	3,701	1,339	19,411
Arcadia	18,384,704,572	18,809,368,631	424,664,059	2.3	14,973	803	991	16,767
Artesia	1,882,378,884	1,937,018,428	54,639,544	2.9	3,246	264	513	4,023
Avalon	999,419,586	1,025,442,111	26,022,525	2.6	948	299	439	1,686
Azusa	5,525,633,414	5,663,033,315	137,399,901	2.5	9,284	766	1,248	11,298
Baldwin Park	5,376,106,264	5,570,706,966	194,600,702	3.6	13,072	938	1,099	15,109
Bell	2,055,516,631	2,090,960,972	35,444,341	1.7	2,046	1,583	539	4,168
Bell Gardens	2,063,235,954	2,125,294,490	62,058,536	3.0	1,390	2,154	651	4,195
Bellflower	6,054,027,600	6,279,366,204	225,338,604	3.7	10,181	1,869	1,486	13,536
Beverly Hills	39,013,436,017	40,613,592,221	1,600,156,204	4.1	8,157	1,124	845	10,126
Bradbury	799,257,202	809,352,482	10,095,280	1.3	400	5	9	414
Burbank	26,230,171,186	26,747,142,648	516,971,462	2.0	22,188	3,218	3,058	28,464
Calabasas	9,154,859,568	9,330,847,223	175,987,655	1.9	7,973	12	279	8,264
Carson	16,647,956,627	16,826,886,085	178,929,458	1.1	20,978	640	3,060	24,678
Cerritos	9,966,135,526	10,877,281,939	911,146,413	9.1	15,275	24	625	15,924
Claremont	5,602,125,232	5,838,053,595	235,928,363	4.2	9,442	285	475	10,202
Commerce	6,089,319,551	6,210,852,946	121,533,395	2.0	1,694	527	1,384	3,605
Compton	7,516,035,791	7,755,015,687	238,979,896	3.2	15,469	2,231	2,092	19,792
Covina	6,161,261,392	6,363,125,365	201,863,973	3.3	10,899	656	1,407	12,962
Cudahy	902,198,405	928,357,062	26,158,657	2.9	753	776	217	1,746
Culver City	13,209,438,889	13,972,816,087	763,377,198	5.8	10,414	1,503	1,490	13,407
Diamond Bar	10,838,595,807	11,071,239,114	232,643,307	2.1	18,012	21	724	18,757
Downey	13,180,876,081	13,508,947,065	328,070,984	2.5	19,992	2,056	1,336	23,384
Duarte	2,606,756,056	2,710,869,928	104,113,872	4.0	5,643	81	336	6,060
El Monte	8,820,285,340	9,121,412,979	301,127,639	3.4	13,157	2,894	2,234	18,285
El Segundo	15,403,033,842	15,247,422,820	-155,611,022	-1.0	3,512	774	1,029	5,315
Gardena	7,223,596,407	7,508,295,733	284,699,326	3.9	10,912	1,808	1,880	14,600
Glendale	35,557,869,979	36,608,833,009	1,050,963,030	3.0	34,454	5,853	3,351	43,658
Glendora	8,286,534,842	8,576,766,121	290,231,279	3.5	14,637	487	1,262	16,386
Hawaiian Gardens	1,017,781,886	1,030,737,799	12,955,913	1.3	1,794	478	328	2,600
Hawthorne	9,173,226,872	9,401,326,344	228,099,472	2.5	8,760	3,043	1,286	13,089
Hermosa Beach	8,459,218,243	8,835,420,067	376,201,824	4.4	5,137	1,310	638	7,085

# ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2020	2021	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Hidden Hills	2,054,851,053	2,238,667,855	183,816,802	8.9	706	0	6	712
Huntington Park	3,322,367,388	3,398,910,665	76,543,277	2.3	3,630	2,340	1,217	7,187
Industry	9,655,981,667	10,072,037,682	416,056,015	4.3	20	2	1,457	1,479
Inglewood	13,460,368,582	14,282,626,887	822,258,305	6.1	14,470	4,606	1,863	20,939
Irwindale	2,792,939,516	2,757,186,573	-35,752,943	-1.3	368	20	612	1,000
La Canada Flintridge	8,862,622,903	9,163,898,330	301,275,427	3.4	7,164	74	299	7,537
La Habra Heights	1,570,764,147	1,609,428,240	38,664,093	2.5	2,104	21	29	2,154
La Mirada	7,636,074,607	7,861,115,159	225,040,552	2.9	13,501	61	467	14,029
La Puente	2,576,627,852	2,654,404,805	77,776,953	3.0	6,950	236	444	7,630
La Verne	5,213,196,298	5,522,443,981	309,247,683	5.9	8,279	358	1,420	10,057
Lakewood	10,618,315,291	11,042,873,450	424,558,159	4.0	23,156	486	476	24,118
Lancaster	13,321,754,167	14,084,883,233	763,129,066	5.7	42,561	963	8,835	52,359
Lawndale	2,596,908,036	2,704,392,799	107,484,763	4.1	2,996	2,301	505	5,802
Lomita	2,653,562,437	2,763,852,929	110,290,492	4.2	3,864	814	588	5,266
Long Beach	63,475,102,643	65,718,159,385	2,243,056,742	3.5	79,796	17,411	11,011	108,218
Los Angeles	695,947,035,925	723,693,007,461	27,745,971,536	4.0	616,292	111,954	64,313	792,559
Lynwood	3,859,049,146	4,120,196,768	261,147,622	6.8	7,297	1,892	976	10,165
Malibu	18,526,924,367	19,566,654,634	1,039,730,267	5.6	6,166	191	479	6,836
Manhattan Beach	21,235,867,296	22,187,047,758	951,180,462	4.5	11,124	1,315	498	12,937
Maywood	1,171,355,992	1,199,658,891	28,302,899	2.4	1,575	1,313	359	3,247
Monrovia	6,452,193,392	6,665,064,564	212,871,172	3.3	7,796	1,614	1,017	10,427
Montebello	6,692,278,630	7,033,268,788	340,990,158	5.1	10,064	1,639	1,231	12,934
Monterey Park	8,482,178,379	8,770,787,957	288,609,578	3.4	13,917	1,444	1,044	16,405
Norwalk	8,550,259,608	8,847,091,033	296,831,425	3.5	21,401	494	1,171	23,066
Palmdale	14,693,312,135	14,973,394,020	280,081,885	1.9	41,559	420	6,246	48,225
Palos Verdes Estates	8,111,558,837	8,385,506,804	273,947,967	3.4	5,151	26	55	5,232
Paramount	4,623,511,985	4,739,273,019	115,761,034	2.5	5,861	1,495	1,949	9,305
Pasadena	34,782,038,007	36,081,594,573	1,299,556,566	3.7	31,775	4,108	3,075	38,958
Pico Rivera	5,739,743,954	6,087,799,752	348,055,798	6.1	13,158	463	1,022	14,643
Pomona	13,339,555,256	13,551,324,531	211,769,275	1.6	27,271	2,263	3,615	33,149
Rancho Palos Verdes	14,173,112,132	14,605,775,203	432,663,071	3.1	15,060	44	219	15,323
Redondo Beach	18,594,058,499	19,235,493,402	641,434,903	3.4	18,392	2,238	937	21,567

# ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

CITY	ASSESSED VALUATION				PARCEL COUNTS			TOTAL
	2020	2021	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	
Rolling Hills	1,846,889,104	1,923,199,054	76,309,950	4.1	750	0	9	759
Rolling Hills Estates	3,876,727,724	4,091,840,319	215,112,595	5.5	3,304	2	180	3,486
Rosemead	5,110,089,281	5,233,883,370	123,794,089	2.4	7,717	2,149	892	10,758
San Dimas	5,867,919,867	6,104,129,780	236,209,913	4.0	9,512	202	1,349	11,063
San Fernando	2,176,474,230	2,253,684,203	77,209,973	3.5	3,814	519	694	5,027
San Gabriel	5,931,401,542	6,119,016,472	187,614,930	3.2	7,602	1,050	1,084	9,736
San Marino	7,135,993,695	7,325,015,855	189,022,160	2.6	4,529	2	174	4,705
Santa Clarita	37,218,389,788	38,386,285,259	1,167,895,471	3.1	63,652	490	4,660	68,802
Santa Fe Springs	9,183,718,323	9,403,113,727	219,395,404	2.4	3,825	58	1,975	5,858
Santa Monica	42,272,100,207	43,833,606,820	1,561,506,613	3.7	16,758	4,069	2,676	23,503
Sierra Madre	2,568,962,003	2,664,947,663	95,985,660	3.7	3,572	342	190	4,104
Signal Hill	2,841,195,017	2,844,288,968	3,093,951	0.1	2,775	583	1,064	4,422
South El Monte	2,626,608,353	2,772,447,817	145,839,464	5.6	2,561	469	1,661	4,691
South Gate	6,603,327,681	6,790,193,541	186,865,860	2.8	10,656	3,486	1,804	15,946
South Pasadena	5,408,029,556	5,614,928,007	206,898,451	3.8	5,720	944	382	7,046
Temple City	5,770,146,303	5,967,255,717	197,109,414	3.4	8,843	912	465	10,220
Torrance	33,358,587,376	34,425,578,580	1,066,991,204	3.2	35,847	2,122	3,090	41,059
Vernon	6,317,238,216	6,768,881,917	451,643,701	7.1	1	1	1,324	1,326
Walnut	5,973,694,699	6,117,140,418	143,445,719	2.4	9,077	9	227	9,313
West Covina	12,945,037,418	13,314,324,598	369,287,180	2.9	24,600	501	1,058	26,159
West Hollywood	14,466,191,401	15,045,648,980	579,457,579	4.0	6,733	2,038	1,125	9,896
Westlake Village	3,849,994,142	3,969,705,005	119,710,863	3.1	3,228	197	208	3,633
Whittier	11,082,265,039	11,464,820,782	382,555,743	3.5	18,709	2,152	1,400	22,261
<b>Total Incorporated</b>	1,589,645,713,643	1,648,144,725,745	58,499,012,102	3.7	1,653,419	227,104	183,252	2,063,775
<b>Total Unincorporated</b>	117,484,433,247	121,803,684,676	4,319,251,429	3.7	232,160	23,086	65,041	320,287
<b>Total L.A. County</b>	1,707,130,146,890	1,769,948,410,421	62,818,263,531	3.7	1,885,579	250,190	248,293	2,384,062

Assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties for which there is no State reimbursements, such as churches, most hospitals, schools, and museums. Values include homeowners' exemptions, which are reimbursed by the State.

# ORGANIZATION CHART

## EXECUTIVE TEAM



# ORGANIZATION CHART MANAGEMENT TEAM

## MAJOR APPRAISALS



**TERENCE TENGAN**  
**Major Real Property**  
Chief Appraiser



**SHERYL TAYLOR**  
**Major Personal Proprety**  
Chief Appraiser

## DISTRICT APPRAISALS



**DALE HOUGH**  
**East District**  
Chief Appraiser



**ZENAIDA ESPANOLA**  
**South District**  
Chief Appraiser



**PAUL CUNNANE**  
**West District**  
Chief Appraiser



**CAROLYN JAMES**  
**North District**  
Chief Appraiser

## ROLL SERVICES



**JEFF MEYER**  
**Ownership**  
Chief Appraiser



**CHAD GAGNA**  
**Business Solutions & Standards**  
Chief Appraiser

## ASSESSMENT & PUBLIC SERVICES



**FRANK DIAZ**  
**Assessment Services**  
Chief Appraiser



**VACANT**  
**Major Exemptions & Public Services**  
Chief Appraiser

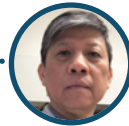


**ROBERT DUARTE**  
**Communications & Public Affairs**  
Chief, Public Affairs

## INFORMATION TECHNOLOGY



**KEVIN LECHNER**  
**Information Technology**  
Assistant Chief Information Officer



**VINCE DIEP**  
**Information Security**  
Dept Information Security Officer I



**JAMES KULBACKI**  
**Geo. Information System-Mapping**  
GIS Manager II

## ADMINISTRATIVE SERVICES



**BRIAN ZEPEDA**  
**Human Resources**  
Chief, Human Resources



**EVA MORA**  
**Management Services**  
Chief, Management Services



**JACQUELINE IRVIN**  
**Training**  
Chief Appraiser

# GET TO KNOW THE ASSESSOR



*Assessor Prang and Theo out in the community.*

Los Angeles County Assessor Jeff Prang was elected in 2014 as the 27th Assessor for the County of Los Angeles and re-elected in 2018.

Raised in Warren, Michigan, Assessor Prang is a graduate of Michigan State University. After graduation, Mr. Prang relocated to California where he served nearly 18 years as a councilmember for the City of West Hollywood, including four terms as Mayor, among many other positions in the public sector.

Upon taking office in 2014 as the Los Angeles County Assessor, Mr. Prang implemented sweeping reforms to ensure that the strictest ethical guidelines rooted in fairness, accuracy and integrity would be adhered to in the Assessor's Office.

Assessor Prang is a State Board of Equalization licensed appraiser and administers the largest office of its kind in the nation with 1,300 employees that provides the foundation for a property tax system that generates over \$17 billion annually.

**A. F. Coronel**  
1850–1856

**Juan M. Sepúlveda**  
1857–1858

**W.W. Maxy**  
1859–1861

**James McManus**  
1862

**G.L. Mix**  
1863–1865

**J.Q.A. Stanley**  
1866–1867

**M.F. Coronel**  
1868–1869

**D. Botiller**  
1870–1875

**A.W. Ryan**  
1876–1879

**J.W. Venable**  
1880–1882

**R. Bilderrain**  
1883–1886

**C.C. Mason**  
1887–1891

**F. Edward Gray**  
1891–1893

**T. Summerland**  
1894–1898

**Alexander Goldwell**  
1898–1901

**Benjamin E. Ward**  
1902–1906

**Calvin Hartwell**  
1906–1910

**E.W. Hopkins**  
1910–1938

**John R. Quinn**  
1938–1962

**Philip E. Watson**  
1963–1977

**Alexander Pope**  
1978–1986

**John J. Lynch**  
1986–1990

**Kenneth P. Hahn**  
1990–2000

**Rick Auerbach**  
2000–2010

**Robert Quon**  
2010

**John Noguez**  
2010–2014

**JEFF PRANG**  
2014–PRESENT



# TAX RELIEF

“One of the favorite aspects of my job is the opportunity to offer and manage tax savings programs for individuals and businesses. During this pandemic many of these programs offer a safety net.”

- Jeff Prang | Assessor



## COVID-19 Property Tax Relief Initiative

Spearheaded \$210 million in assessed value savings to over 47,000 small businesses impacted by COVID-19 by implementing a proactive property tax relief initiative.

## Small Businesses

Raised the threshold for filing “Business Personal Property,” from \$2K to \$5K, effectively eliminating this tax for 50,000 small businesses.

## Tax Savings

The Office of the Assessor offers numerous tax savings programs. For more information, please visit the Tax Savings section at [assessor.lacounty.gov](https://assessor.lacounty.gov).

### BUSINESS SAVINGS

**\$427 MILLION**

Welfare Exemption\*

**\$130 MILLION**

Business Property and Fixtures

### INDIVIDUAL SAVINGS

**\$68 MILLION**

Homeowners

**\$668,000**

Veterans

### ADDITIONAL SAVINGS

**\$257 MILLION**

Decline-in-Value

\*schools, libraries, museums, and non-profits

# TAX RESOURCES

## EXEMPTIONS

The most basic form of property tax savings available to homeowners is exemptions, which reduce the taxable value of a property. They function as a discount on taxes. There are exemptions available for the primary residence of all homeowners, as well as additional services for disabled veterans. A property owner can claim only one of the below exemptions at a time.



### HOMEOWNERS

A property that is owned by and serves as the primary residence for a homeowner may be eligible for a [Homeowners' Exemption](#). The Homeowners' Exemption reduces a property's taxable value by \$7,000, reducing a property owner's taxes by \$70 annually.



### DISABLED VETERANS

Disabled veterans may be eligible for a [Disabled Veterans' Exemption](#) under certain conditions: when blind in both eyes; with the loss of the use of two or more limbs; or when totally disabled as a result of injury or disease incurred while in active military service. Unmarried surviving spouses of certain deceased veterans may also qualify. The exemption adjusts the assessed value each year. For 2021 it is \$147,535, which is about \$1,475 in annual tax savings.



### LOW-INCOME DISABLED VETERANS

The Low-Income Disabled Veterans' Exemption provides additional savings if a disabled veteran (meeting above requirements) also meets low-income requirements. For 2021 it is \$221,304, which is about \$2,213 in annual savings. Income certification must be refiled each year. For 2021 the household income limit is \$66,251.

## IMPORTANT DATES

### FEBRUARY 15

The deadline to receive 100% for both the Homeowners' Exemption and the Disabled Veterans' Exemptions, partial thereafter.

### DECEMBER 10

Deadline to file Homeowners' Exemption and the Disabled Veterans' Exemptions for partial benefit.

**Homeowners' Exemption: (213) 974-3415**

**Disabled Veteran's Exemption: (213) 974-3399**

For more information, please contact the Assessor via Contact Form at [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact).

# TAX RESOURCES HELP IN HARD TIMES



There are two programs that provide property tax relief in the event of physical damage and economic loss of value. [Disaster Relief](#) and [Decline-in-Value](#) both provide temporary savings until value is restored or property repaired.



## DISASTER RELIEF (MISFORTUNE OR CALMITY)

Property that is damaged by a disaster, such as fire, flood or earthquake, or other calamity may qualify for a temporary reduction in taxable value. Physical damage to the property must be valued at least \$10,000.

During a Governor-declared disaster, property owners may also be eligible for a base-year value transfer, where they may move to a new property of equal or lesser value and keep their existing base-year value.

**Filing deadline:** A claim form must be filed within 12 months of the disaster.



## DECLINE-IN-VALUE (PROP. 8)

A Decline-in-Value (also known as DIV or Prop. 8) allows for a temporary reduction in a property's assessed value. This occurs when the current market value of a property is less than the assessed base-year value as of January 1. A DIV review may be requested through the Assessor's Office and can be made online. Disagreements regarding DIV can also be appealed to the Assessment Appeals Board.

**Filing date:** July 2 – November 30.

---

**Disaster Relief (Misfortune or Calamity): (213) 974-8658**

**Decline-in-Value: (213) 974-3211**

For more information, please contact the Assessor via Contact Form at [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact).

# TAX RESOURCES

## OWNERSHIP AND TRUSTS

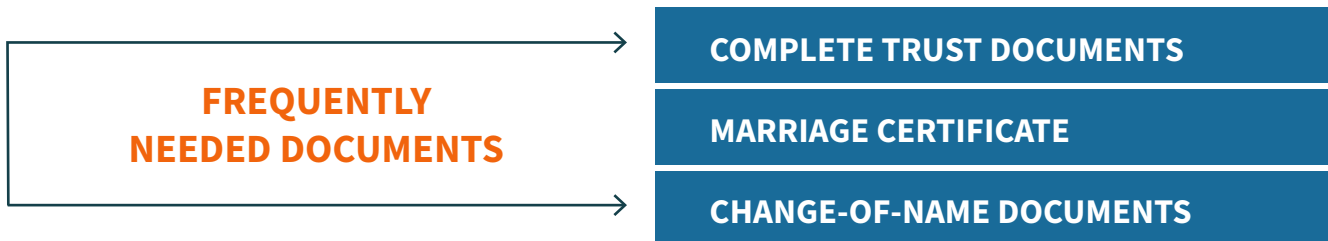
A trust is a vehicle of property ownership that can have many benefits. However, they can also complicate ownership for property tax purposes. Moving property into a trust is considered a transfer or change in ownership, which may cause a reassessment.

Trusts can have many benefits; however, they do not prevent reassessment. It is the relationship of the transferor/transferee that matters. For example, if a child inherits their parents' home in a trust, it is the Parent-Child Exclusion (Prop. 58/19), not the trust, that may prevent reassessment. Therefore a Parent-Child Exclusion application must still be filed.

Different types of trusts can have different property tax implications.

LIVING REVOCABLE	VS	IRREVOCABLE
Does not trigger a change in ownership at the time of recording but rather at the time of transfer, usually upon death of the grantor.		Triggers a reassessable change in ownership when it is recorded unless an exclusion from reassessment applies.

It is important that the Assessor is able to determine the nature of any transfer and the relationship of the parties involved, not just in cases involving trusts. The Assessor may request additional information.



To learn more, please visit the Assessor's [Trust and Tax Savings Guide](#).

**Ownership Services: (213) 974-3441**

For more information, please contact the Assessor via Contact Form at [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact).

# TAX RESOURCES

## APPEALING YOUR VALUE



If a property owner disagrees with the Assessor's valuation of their property, they can appeal to the independent Assessment Appeals Board (AAB). Appeals can be filed for both the permanent base year value and a temporary decline in value.



### CONTACT THE ASSESSOR'S OFFICE

Before (or when) filing an appeal it may be helpful to contact the Assessor's Office about the disagreement in value. If the property owner presents sufficient evidence, the disagreement can be resolved without a hearing. For Decline-in-Value, a review can be requested without an appeal, **see page 35**.



### FILE AN APPEAL

If the Assessor's Office does not accept the property owner's argument, the property owner can then file or proceed with an appeal to the AAB. A single hearing officer usually hears low value appeals, while a three-member board hears high value appeals.



### APPEAL YOUR APPEAL

Decisions by hearing officers can be appealed to a full board. Decisions made by the full board can be appealed to the Superior Court. The Assessor's Office may also appeal decisions.



Visit the Assessor's [Contesting Your Assessed Value](#) page for information on how to request a review of your property's value. For specific information on filing an application with the Assessment Appeals Board visit: [bos.lacounty.gov/Services/Assessment-Appeals](https://bos.lacounty.gov/Services/Assessment-Appeals), or contact the Executive Office of the Board of Supervisors at (213) 974-1471 or [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov)



# PROPERTY TAX FISCAL YEAR

## JANUARY

### JANUARY 1

- Lien date for all taxable property.
- First day to file affidavits and claims for exemptions for [real property](#).

## FEBRUARY

### FEBRUARY 1

- Second installment for real property is due and payable.

### FEBRUARY 15

- Deadline for timely filing of affidavits and claims for exemptions. Must file before 5pm to receive the maximum exemption. **See page 34** for more details on all tax-savings programs.

## APRIL

### APRIL 1

- [Business Property Statements](#) are due.

### APRIL 10\*

- Second installment of real estate property tax must be paid by 5pm to avoid late penalty. Property owners are highly encouraged to submit payments online via e-check at: [ttc.lacounty.gov](https://ttc.lacounty.gov)
- Annual payment on the Installment Plan of Redemptions is due.

*\*April 10, 2022 lands on a Sunday. Taxes are due on April 11 this year.*

## MAY

### MAY 7

- Last day to file Business Property Statements without penalty.

## JUNE

### JUNE 1

- Mailing of delinquent and supplemental tax bills for current fiscal year.

### JUNE 30

- Last day of the fiscal year.
- Assessor closes the Roll.
- Delinquent property becomes tax defaulted for non-payment. If taxes owed for residential property are not paid in full after five (5) years, the property is subject to the power of sale. Non-residential property becomes subject to the power of sale after three (3) years.
- Last day to open an installment plan of redemption on those parcels in their fifth year of delinquency.



## JULY

### JULY 1

- First day of the property tax fiscal year.
- First day affidavit and claim for homeowner or renter assistance may be filed with the State Franchise Tax Board (if funding is available).

### JULY 2

- First day to file an application for a [Decline-in-Value Review](#).
- First day to file an Assessment Appeals application for equalization of assessment.

## AUGUST

### AUGUST 3

- Taxes for Business Property are due and payable.

### AUGUST 31

- Taxes for Business Property must be paid by 5pm to avoid late penalty.

## SEPTEMBER

### SEPTEMBER 28

- Assessment Appeals hearings begin.

## OCTOBER

### OCTOBER 1-31

- Treasurer and Tax Collector mails secured tax bills.

### OCTOBER 15

- Last day affidavit and claim for homeowner or renter assistance may be filed (late after 5pm) with the State Franchise Tax Board (if funding is available).

## NOVEMBER

### NOVEMBER 1

- First installment of real estate property tax is due. Property owners may start submitting their payments.

### NOVEMBER 30

- Last day to file Assessment Appeals application for reduction of assessment made in regular period in LA County.
- Last day to file an application for a Decline-in-Value Review with the Office of the Assessor. This should be done if you believe the market value of your property is below your Proposition 13 base value.

## DECEMBER

### DECEMBER 10

- First installment of real estate property must be paid by 5pm to avoid late penalty. Property owners are highly encouraged to submit payments online via e-check at: [ttc.lacounty.gov](https://ttc.lacounty.gov)
- Last day to file (late) [Homeowners' Exemption \(HOX\)](#) to receive 80% of the exemption.
- Last day to file (late) [Veterans' Exemption](#) to receive 80% of the exemption.
- Last day to file (late) [Disabled Veterans' Exemption](#) to receive 90% of the exemption.
- Last day to terminate HOX, Veterans', and Disabled Veterans' exemptions.



## MAIN OFFICE

### KENNETH HAHN

#### HALL OF ADMINISTRATION

500 W. Temple Street, Room 225  
Los Angeles, CA 90012  
(213) 974-3211  
*Toll Free Phone:*  
(888) 807-2111

## DISTRICT OFFICES

### NORTH DISTRICT

13800 Balboa Blvd.  
Sylmar, CA 91342  
(818) 833-6000

### EAST DISTRICT

1190 Durfee Avenue  
South El Monte, CA 91733  
(626) 258-6001

### SOUTH DISTRICT

1401 E. Willow Street  
Signal Hill, CA 90755  
(562) 256-1701

### WEST DISTRICT

6120 Bristol Parkway  
Culver City, CA 90230  
(310) 665-5300

### LANCASTER REGIONAL

251 E. Avenue K-6  
Lancaster, CA 93535  
(661) 940-6700

## CONTACT THE ASSESSOR

For inquiries, please visit our Contact Form at [assessor.lacounty.gov/contact](https://assessor.lacounty.gov/contact) and select one of the following tabs:

### GENERAL

Inquiry not about a specific Property Address

### SPECIFIC

Inquiry about a specific Property Address

### BUSINESS

Equipment, Mobile Homes, Marine & Aircraft,  
and Property Statements

### EXCLUSIONS

Parent to Child or Grandparent to Grandchild  
Exclusions or Base Year Transfer Exclusions for  
Over 55 and Disabled (Proposition 19) or any  
other exclusion

**Once the form has been submitted, you will receive an email confirmation.** Your inquiry will be directed to the appropriate Assessor staff for processing.