



◆ **JEFF PRANG** ◆
LOS ANGELES COUNTY ASSESSOR

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2023 ANNUAL REPORT

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CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION

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MESSAGE FROM THE ASSESSOR

JEFF PRANG

As I continue the work that the voters of Los Angeles County have entrusted me to carry out, it is with a great deal of pride and gratitude that I present the Assessor's 2023 Annual Report for the County of Los Angeles.

This report reflects significant growth in property values and a nearly 6% increase in the assessed value of all taxable real property and business personal property countywide.

The 2023 Assessment Roll showcases the following:

\$1.99 TRILLION

Total Assessment Roll Net Value

5.91%

Year-over-Year Property Value
Growth Countywide

\$67.4 BILLION

Real Property Sales

\$36.7 BILLION

CPI Adjustment per Prop. 13

\$10.4 BILLION

Business Personal Property
Increase From Prior Year

While the Assessor's Office is constitutionally responsible for identifying and valuing taxable property countywide in the annual roll, its worth to residents and businesses is far greater. These property tax dollars pay for vital public services such as public safety, public health, infrastructure, and libraries to name a few.

My Office continues to work hard to implement ground-breaking initiatives to realize that vital mission, such as the completion of the Assessor's Modernization Project. This multiyear project will transform operations as we design an office that responds to the needs of the 21st century.

With new operating systems and additional resources, coupled with our aim of public service excellence, we have begun addressing persistent concerns and are pursuing new goals. Working with the Chief Executive Office, we are continuing to reduce the backlog of assessment appeals. And yet, there is still much to be done to ensure appeals are heard in a timely manner.

Through robust community engagement and education programs, we have taken a proactive approach to raising awareness of the assessment process within our complex property tax system, as well as improving access to valuable saving opportunities for homeowners, businesses, and community organizations. In the past year alone, these efforts resulted in over \$724 million in direct savings through exemptions, as well as substantial exclusions from reassessment for families and seniors.

I am immensely proud of the hard work by all those at the Assessor's Office, and throughout Los Angeles County, who have made these achievements possible. As always, please do not hesitate to contact us should you have questions or require additional information.

Sincerely,
Jeff Prang | Assessor



WHO WE ARE ASSESSOR'S OFFICE

From Claremont to Calabasas, Long Beach to Lancaster, the Assessor's Office is proud to serve 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 - *Public services are temporarily moved to Headquarters*
6. Lancaster Regional

Use the [Property Search Tool](#) on the Assessor's website to locate your corresponding office.

CONNECTING WITH OUR OFFICE SAFELY

In an effort to keep both the public and employees safe, the Assessor's Office has continued to provide service via internet, phone, email, and appointment. The Assessor's Office is committed to providing exceptional customer service while ensuring the safety of employees and the public.

ALTERNATIVES TO IN-PERSON ASSISTANCE



Online Resources/Appointments

Forms, information, property data, and select self service options are available from the Assessor at assessor.lacounty.gov.

Information about other property tax departments can be found on the County's joint property tax portal at propertytax.lacounty.gov.

Schedule an appointment with the Office by visiting assessor.lacounty.gov/appointment. Appointments are conducted using Microsoft Teams and/or in person.



Contact the Assessor's Office

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

General: Inquiry not about a specific property address.

Specific Property: Inquiry related to change of mailing address, property owner's name, change to the description of your building or land data on the Assessor's records, disaster relief, decline-in-value, disagree with recent assessment or valuation change of your property, and other miscellaneous questions.

Business: Inquiry about equipment, mobile homes, marine & aircraft, property statements.

Prop. 19: Inquiries about parent to child or grandparent to grandchild exclusions, base year transfer exclusions for over 55 and disabled, and base year transfers for those affected by a governor declared disaster.

Tax Savings: Inquiries about tax savings or to check on the status of a filed claim.

Once the form has been submitted, you will receive an email confirmation. Your inquiry will be directed to the appropriate Assessor staff for processing. Please know your inquiry will be answered within 1-3 business days.

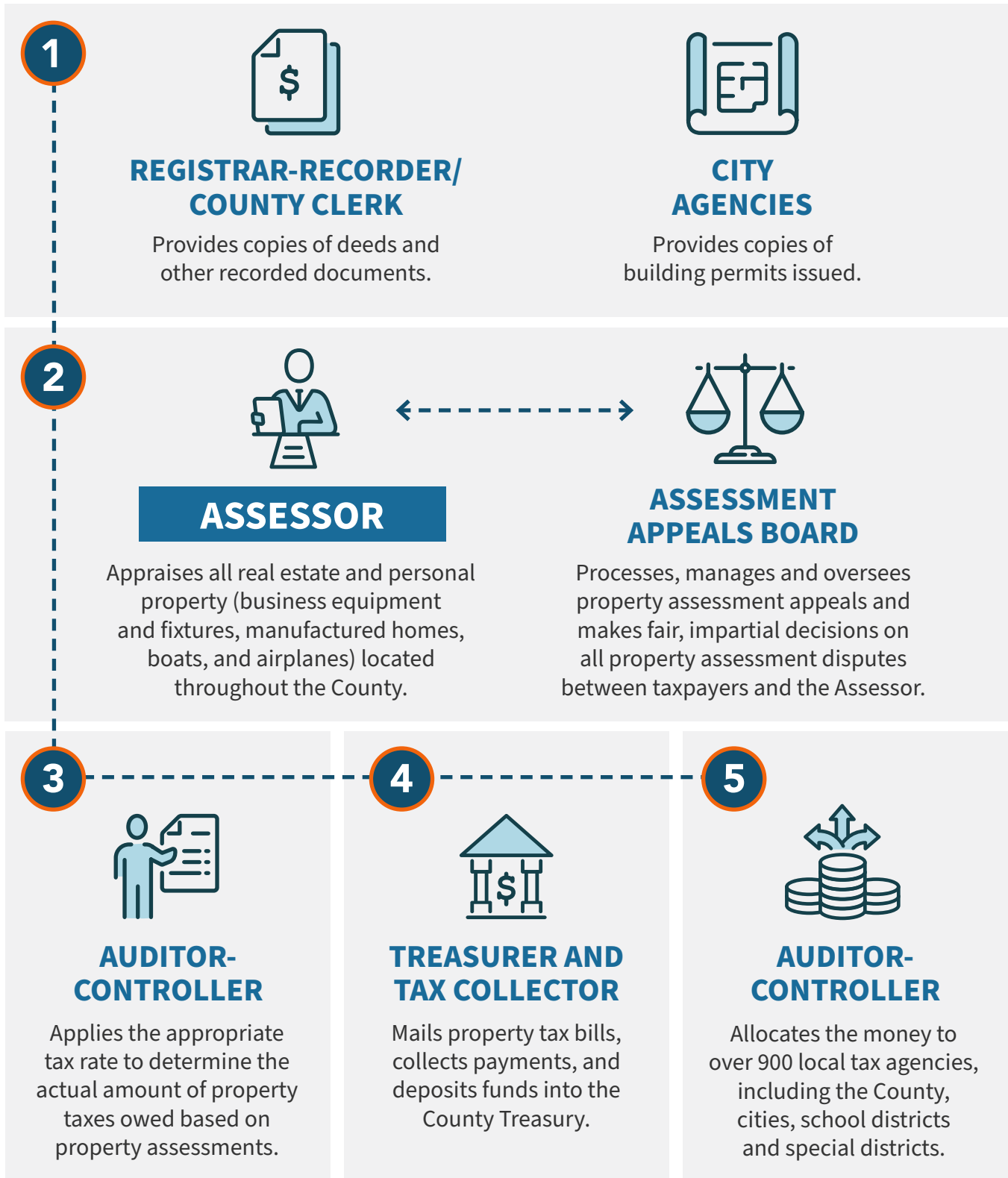


Phone

Call our office at **(213) 974-3211** or **(888) 807-2111**.

Note: callers may experience longer than normal wait times

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 \$24 billion dollars in revenue that fund vital public services including public education, public safety, infrastructure upgrades, and healthcare that we all depend on.*

SCHOOL DISTRICTS



K-12 education and community colleges.

UNINCORPORATED AREAS



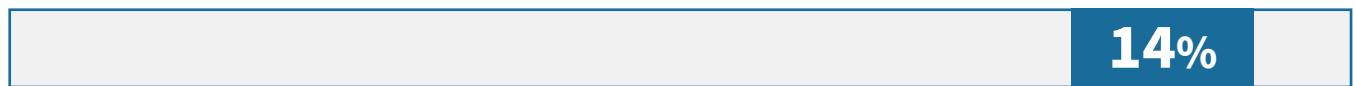
Communities that belong to the County, but are not part of a “city” and therefore the County Board of Supervisors serve as “city council” and the Supervisor representing the area serves as “mayor.” County departments provide the municipal services.

INCORPORATED CITIES



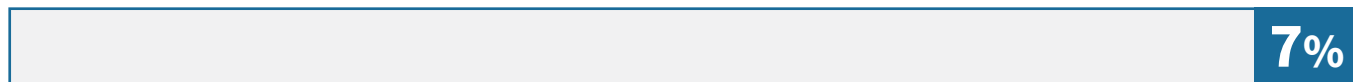
Los Angeles County has 88 incorporated cities, each with their own elected mayor and city council.

SUCCESSOR AGENCIES



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



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.

CALIFORNIA PROPERTY TAXES EXPLAINED



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

MARKET VALUE

VS

ASSESSED 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**).

The assessed value of real property is determined by the Assessor's Office 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?

Under Proposition 13, when property is initially acquired by a new owner, the Assessor's Office reassesses the property and establishes its base year value – the value upon which future property taxes for the property will be based.

INFLATION ADJUSTMENT

Each year, an annual inflation factor – which may not exceed two percent – is applied to a property's base year value. This is known as the trended base year value. This means that while a property's assessed value will gradually increase year after year, property owners should be able to reliably estimate what their property taxes will be in the future. However, more dramatic changes in a property's value – resulting in increased property taxes – may occur when a property becomes subject to reassessment. The Assessor's Office is required to reassess property in **THREE** main sets of circumstances:

1. CHANGES IN OWNERSHIP

A change in ownership occurs when property is transferred from its current owner(s) to new owner(s), such as when property is sold/purchased. **Beware:** Although certain transfers may qualify for a change in ownership exclusion – and not require reassessment of the transferred property – other similar transfers may not. For example: Transfers between certain family members (parent-child, interspousal, etc.) are generally not considered reassessable changes in ownership; however, transfers between other family members may trigger a reassessment.

2. NEW CONSTRUCTION

The Assessor's Office is required to conduct a reassessment when new construction takes place on your property. For example: Adding square footage to an existing residential structure will trigger a partial reassessment of your property. **Note:** Upon the completion of new construction, the entire property will not be reassessed. The newly constructed portion of the property will be assessed and its value will be added to the property's existing trended base year value.

3. VALUE RESTORATION

Economic conditions may cause your property to lose value. In such cases, Proposition 8 allows the Assessor's Office to temporarily reduce your property's assessed value and thus provide tax relief until the market recovers. When your property's base year value is restored, your property tax bill may see a larger than normal increase, but the restored value will not exceed the property's original base year value plus the required inflation adjustment. See **Decline-in-Value, page 39**, for more details.

For more information, please contact the Assessor via Contact Form at assessor.lacounty.gov/contact.

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.



2008 DECLINE-IN-VALUE

The home's market value dips below its inflation-adjusted purchase price. Prop. 8 (1978) allows the home to be temporarily assessed based on its market value.



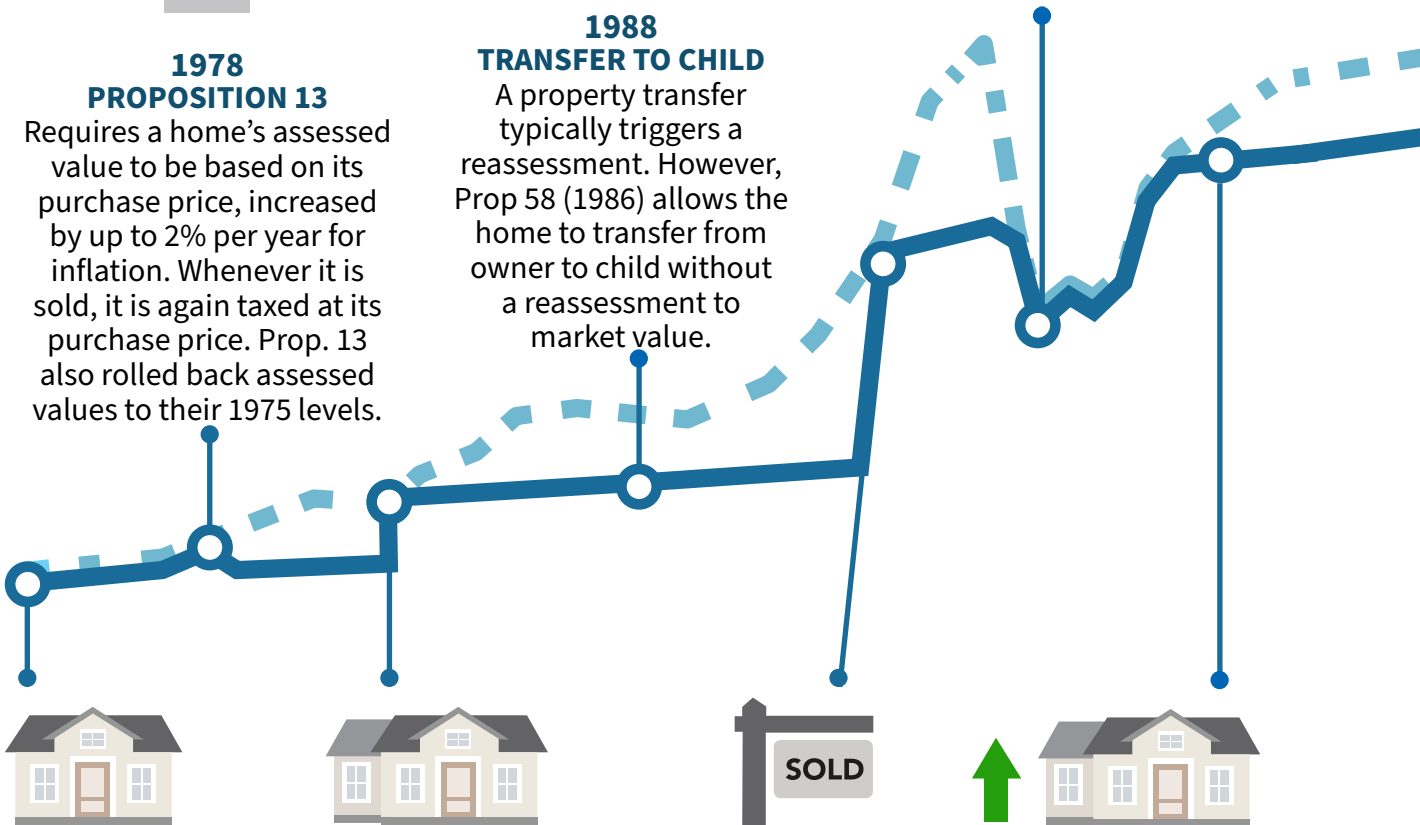
1978 PROPOSITION 13

Requires a home's assessed value to be based on its purchase price, increased by up to 2% per year for inflation. Whenever it is sold, it is again taxed at its purchase price. Prop. 13 also rolled back assessed values to their 1975 levels.



1988 TRANSFER TO CHILD

A property transfer typically triggers a reassessment. However, Prop 58 (1986) allows the home to transfer from owner to child without a reassessment to market value.



1970 HOME PURCHASED

From 1970 to 1977 the home is taxed based on its market value.



1985 BEDROOM ADDED

The addition of a bedroom increases the home's assessed value to reflect the added market value of the bedroom.



2005 HOME SOLD

The home is sold and reassessed to market value, significantly increasing the tax bill.



2014 RECOVERY

The home's market value recovers and it is again taxed at its inflation-adjusted purchase price.



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.



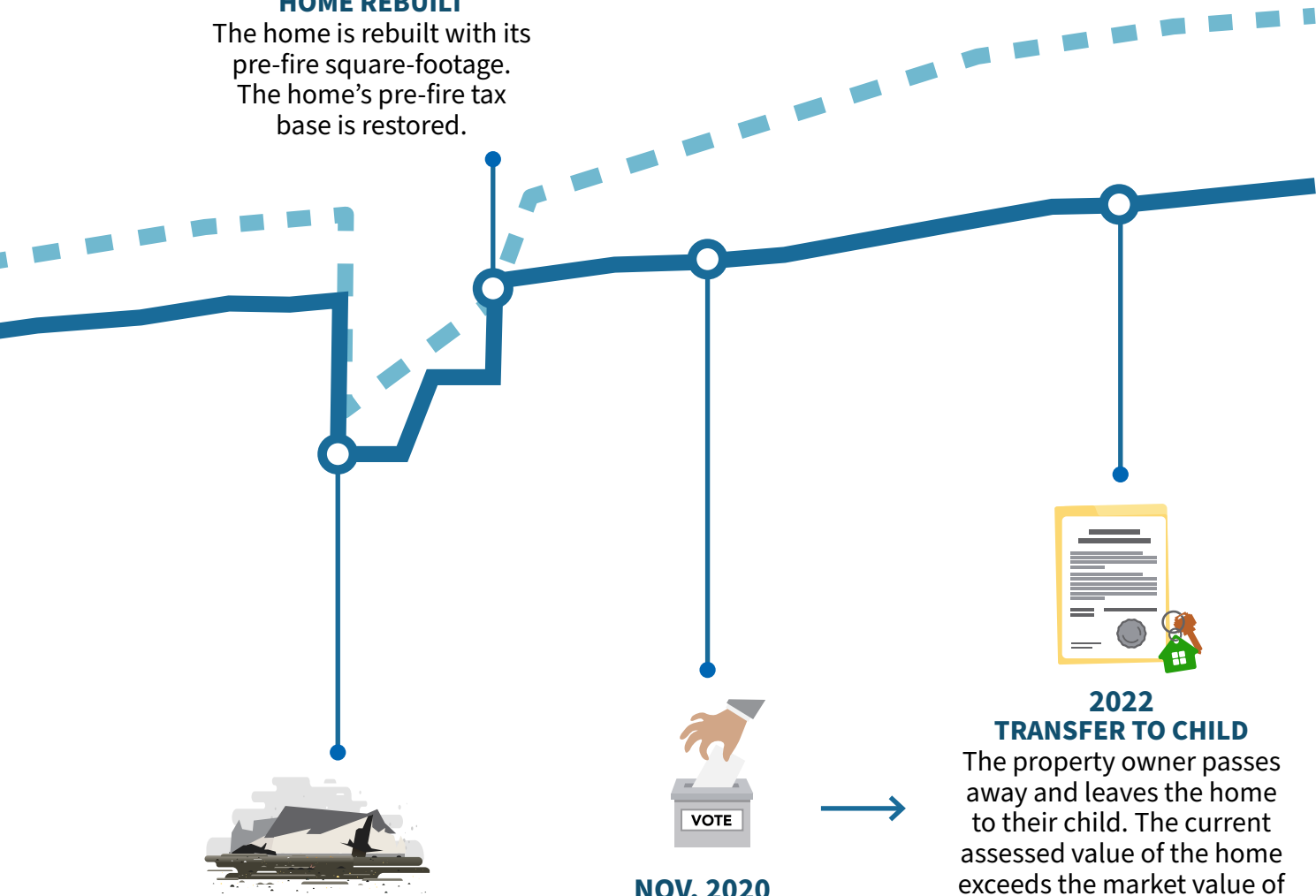
MARKET VALUE

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



2022 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 Proposition 19 exclusion claim and 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 related to transfers of 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.

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)
PRINCIPAL RESIDENCE BENEFIT	<ul style="list-style-type: none"> Principal residence (home) of transferor The home may be of any value 	<ul style="list-style-type: none"> Principal residence (home) of transferor and transferee The extent to which the home can be excluded from reassessment is based on a property value comparison formula
BENEFIT FOR OTHER REAL PROPERTY	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
GRANDPARENT-GRANDCHILD MIDDLE GENERATIONAL REQUIREMENT	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	
FILING PERIOD	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"> Recipient must move in within 1 year of the transfer A Homeowners’ Exemption or Disabled Veterans’ Exemption must be filed within 1 year of the transfer A claim must be filed within 3 years of the transfer or before transfer to third party, whichever is earlier If these filings requirements are not met, prospective relief may be available
IMPORTANT DATES	Through February 15, 2021	Effective February 16, 2021

For more information and updates on Prop. 19, please visit 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 age 55 or older, severely and permanently disabled, or victims of natural disasters or wildfires, to transfer the lower tax base of their primary home to their 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. 60/90/110)	CURRENT LAW (Prop. 19)
TYPE OF PROPERTY	Principal residence (home)	
TIMING	Purchase or new construction of replacement home must occur within 2 years of sale of original home or governor-declared disaster	
LOCATION OF REPLACEMENT HOME	<ul style="list-style-type: none"> • Same County • County with intercounty ordinance (10 counties) 	Anywhere in California
VALUE LIMIT	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"> • The replacement home can be of any value • If the market value of the replacement home exceeds the market value of the primary home, the difference is added to the transferred tax base
HOW MANY TRANSFERS?	<ul style="list-style-type: none"> • One time • Exemption: A property owner may transfer their tax base, based on disability, even if they have already done so, based on their age 	Three times
IMPORTANT DATES	Through March 31, 2021	Effective April 1, 2021

For more information and updates on Prop. 19, please visit assessor.lacounty.gov/prop19.

PROPOSITION 19 PROPERTY TAX DEFERMENT

Under Proposition 19, property owners that are age 55 or older, severely and permanently disabled, or victims of natural disasters or wildfires, may sell their principal residence – a property that is eligible for either the homeowners’ or disabled veterans’ exemption – purchase a replacement principal residence, and transfer the original principal residence’s tax base to their replacement principal residence, provided such sale and purchase occur within a 2-year period.

On September 28, 2022, Senate Bill 989 was signed into law. It provides additional relief to property owners seeking to take advantage of the Proposition 19 base year value transfer benefit.

In Los Angeles County, Revenue and Taxation Code Section 2636.1, which implements Senate Bill 989’s provisions, requires that the payment of property taxes for a replacement principal residence be deferred, without penalty or interest, if both of the following apply:

The property owner has filed a claim for a Proposition 19 base year value transfer, but the Assessor’s Office has not completed its review of the property’s eligibility for property tax relief under Revenue and Taxation Code Section 69.6;

..... *and*

The property owner files a claim for property tax deferral with the Assessor’s Office within one calendar year, but before January 1, 2024, of receiving the first tax bill for the property.

Payment of property taxes that have been deferred will continue to be deferred until either of the following occur:

The Assessor’s Office has determined that the property is eligible for a base year value transfer under Revenue and Taxation Code Section 69.6 and a corrected tax bill has been sent to the property owner;

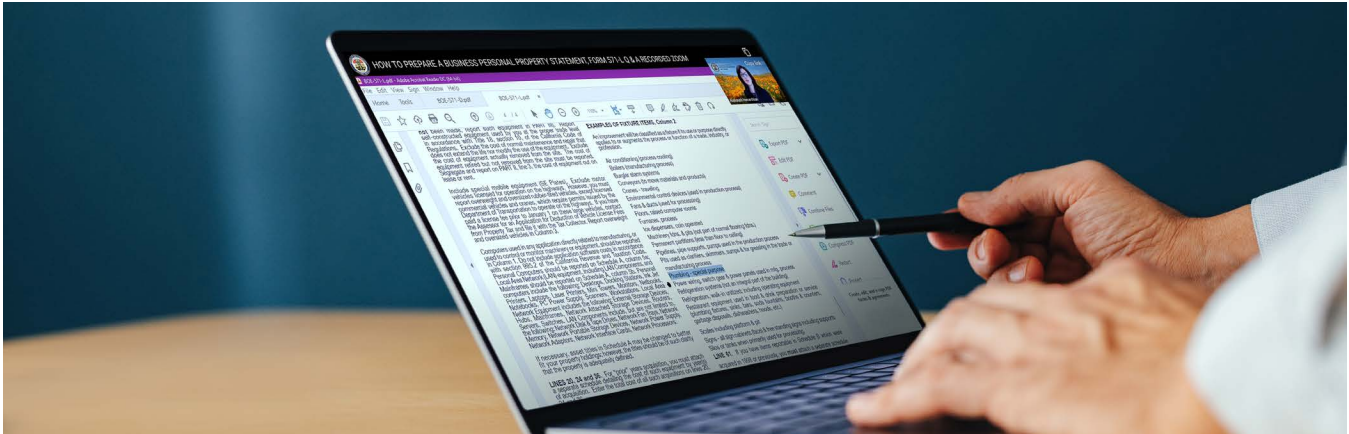
..... *or*

The Assessor’s Office has determined the property is not eligible for a base year value transfer under Revenue and Taxation Code Section 69.6, and the Assessor has notified the property owner.

PLEASE NOTE: These deferral provisions do not apply to property taxes paid through impound accounts.

For more information, please contact the Assessor via Contact Form at assessor.lacounty.gov/contact.

ASSISTING BUSINESSES WITH THEIR PROPERTY STATEMENTS



Webinar Video: How to prepare a Business Personal Property Statement, Form 571-L

Business Personal Property is valued annually as of January 1.

Any business with personal property having an aggregate cost of \$100,000 or more is required to annually file a Business Property Statement. Failure to file the statement will result in the Assessor’s Office 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.

The Assessor’s Office has annual webinars and seminars to assist property owners in filing their Business Property Statements. Visit assessor.lacounty.gov/events for the next webinar/seminar.

APRIL 1	MAY 7*	AUGUST 31
Due date for filing Business Property Statement.	Last day to file Business Property Statement and avoid 10% late filing penalty. <i>*May 7, 2023 lands on a Sunday. Statements are due on May 8th this year.</i>	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.



164,311
Total Business Personal Property Assessments



386,148
Business Locations Canvassed



127,532
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 Assessor's Office classifies these institutional exemptions into three categories:

**\$444
MILLION**
Exemptions
in 2023

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.

**\$10.7
MILLION**
Exemptions
in 2023

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.

**\$43.3
MILLION**
Exemptions
in 2023

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.

WORKFORCE DEVELOPMENT



In partnership with the Los Angeles and Rio Hondo Community College Districts, the Assessor’s Office has developed an innovative first-of-its-kind program in real estate appraisal. Through this newly established innovative and accessible opportunity, these programs foster professional growth for individuals, while also supporting our capacity to conduct fair and accurate assessments.

JOB PROGRAMS



Real Estate Appraiser III Certificate Program
West Los Angeles College



Appraiser Assistant Training Program
Rio Hondo College



Ownership Training Program (coming soon!)
Mt. San Antonio College

STAKEHOLDER REACTIONS



**Steve Veres, President
LA Community College District Board of Trustees**

“The Los Angeles Community College District continues to look for innovative and inclusive ways to provide opportunity to the diverse students we serve. This program is an accessible way to provide valuable and durable skills that will create lifelong employment opportunities in a high-growth market sector.”



**Rosaelva Lomeli, President
Rio Hondo College Board of Trustees**

“Rio Hondo College is thrilled to partner with the Los Angeles County Assessor’s Office to provide our community with these promising career opportunity programs. This partnership will give students the skills they need to break into the real estate appraiser job market and earn high-paying, stable jobs, which will benefit our local economy. Rio Hondo College is honored to have been selected for this partnership as it will provide an invaluable college-to-career pipeline for so many individuals.”

IN THE COMMUNITY OUTREACH AND ENGAGEMENT

The opportunity to connect directly with all community members is important to us.

Over the past year, our Office has spent over 500 hours in the community meeting with real estate associations, city and neighborhood councils, and local chambers of commerce.



LA County Asian American Employee Association Event



76th Independence Day of Pakistan



State of the City, Bell



Federation of Women's Club Metro LA Installment



Pomona Chamber of Commerce Legislative Luncheon



San Pedro Chamber of Commerce

We understand the importance of engagement and look forward to seeing and meeting with you personally in 2024.



Ribbon Cutting for Uptown School of Dance



Family and Latino-owned Business, Nevera Juice Bar



Multi Chamber San Gabriel Valley Realtors



Ribbon Cutting for Orange Aluminum



City of Azusa



Public Education at Macedonia Baptist Church



500+
Hours of Direct Community
Engagement and Outreach



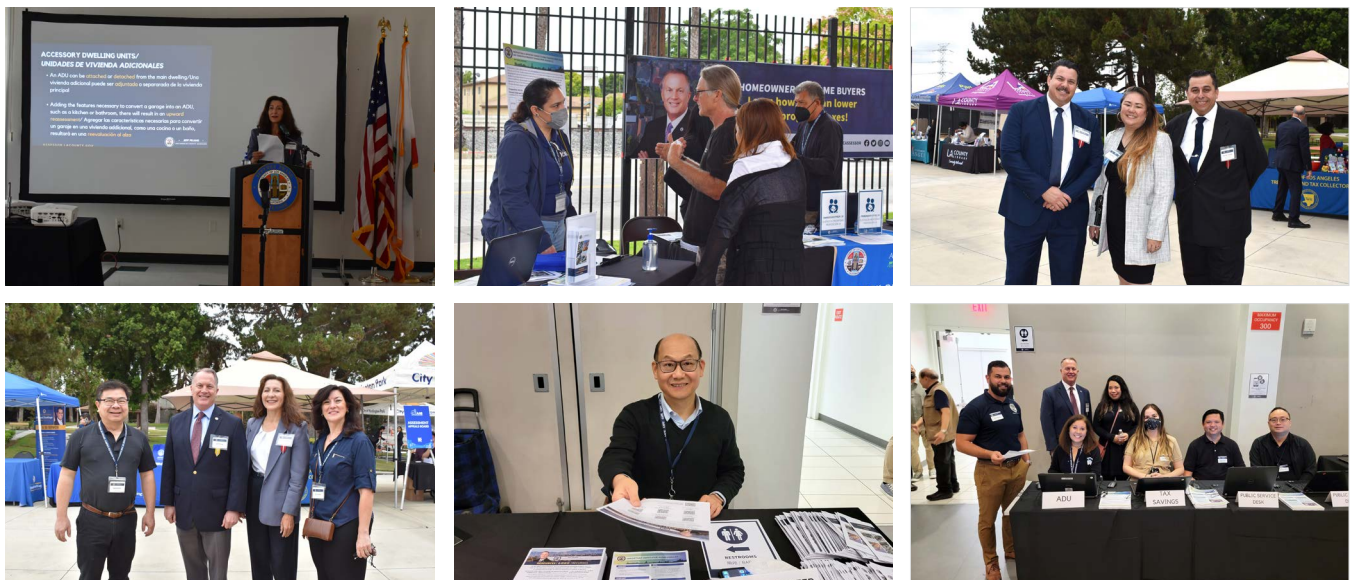
300+
Individual Organizations
and Counting

HOMEOWNERS' RESOURCE FAIRS ASSISTING PROPERTY OWNERS

2022 marked the re-emergence of Assessor Jeff Prang's Homeowners' Resource Fair – quarterly held resource fairs designed to bring Assessor services and local community resources directly to property owners.

Resource fairs held in Huntington Park, Hacienda Heights, and San Fernando have allowed the Assessor's Office to connect with hundreds of property owners in person who require additional resources to navigate a variety of property assessment issues.

ASSESSOR SERVICES



Death of a Property Owner | Assessor Careers | Prop. 19 | Accessory Dwelling Units | Tax Savings

COUNTY PARTNERS



AND MANY MORE!

HOMEOWNERS' RESOURCE FAIRS ASSISTING PROPERTY OWNERS



Check assessor.lacounty.gov/events for additional resource fairs in your community.

ASSESSMENTS ROLL HIGHLIGHTS

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

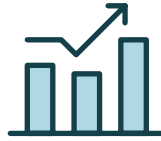
\$1.99 TRILLION

LEADING GROWTH FACTORS



\$67.4 BILLION

Real Estate
Transfers (Sales)



\$36.7 BILLION

Consumer Price Index
Adjustment



\$10.4 BILLION

Business
Personal Property

EXEMPTIONS



in savings for



VETERANS



HOMEOWNERS



ORGANIZATIONS

GROWTH



5.91%

Increase in Property
Growth Countywide

**\$111.5
BILLION**

in Assessed Value

PARCEL TYPES



1,892,564

Single-Family Residential

250,511

Residential Income

248,123

Commercial/Industrial

INVESTMENTS



12%

Growth in Business
Investment in Fixtures,
Equipment, and
Technology

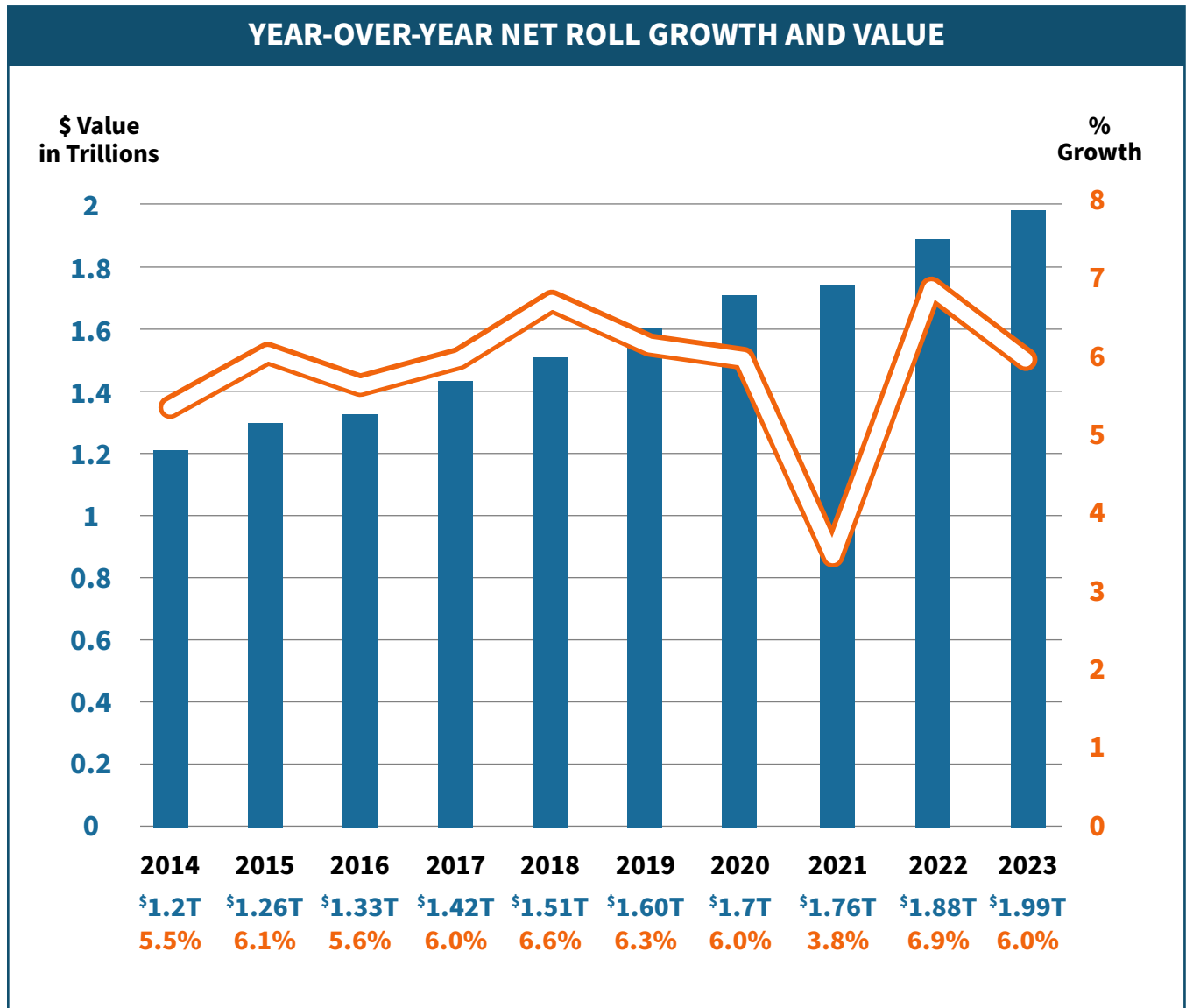
200,969

Business Personal
Property Assessments

STEADY GROWTH YEAR-BY-YEAR CHANGE

The 2023 Roll continues a 13-year trend of steady property value growth in Los Angeles County. The 5.91% Roll increase translates to a record \$1.997 trillion in total net value highlighting the strength and resiliency of the local market.

The 2023 net Roll* growth (5.91%) reflects the change from January 2022 to January 2023.



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

GROWTH FACTORS

CURRENT ROLL VALUE CHANGE

	2022	2023	\$ CHANGE	% CHANGE
Gross Local Roll	\$ 1,951,602,322,517	\$ 2,069,427,436,137	\$ 117,825,113,620	6.03%
Less All Exemptions	66,050,526,767	72,424,695,478		
Net Local Roll¹	\$ 1,885,551,795,750	\$ 1,997,002,740,659	\$ 111,450,944,909	5.91%

VALUE ADDED BY ASSESSMENT ACTIVITY

Properties Sold/Transferred	\$ 67,438,469,215
Inflation Adjustment/Proposition 13	36,738,414,931
New Construction	5,557,513,168
Business Personal Property and Fixtures	10,419,296,011
Special Property Use Types ²	201,179,683
Decline-in-Value and Other Adjustments	-2,529,759,388
Total Change to the 2022 Local Roll	\$ 117,825,113,620
Changes to Prior Years Through 2021	13,672,173,767
Total Value Change During the 2022 Assessment Year	\$ 134,648,709,967

DISTRIBUTION OF GROWTH BY PROPERTY TYPE

	TRANSFERS		MAJOR NEW CONSTRUCTION	
	Net Value Change	Parcels	Net Value Change	Parcels
Single Family & Condo	\$ 41,017,775,256	83,737	\$ 963,564,691	1,718
Residential Income	11,037,920,249	10,841	886,126,494	394
Commercial/Industrial	12,440,477,259	6,006	1,781,755,701	281
Other	2,942,296,451	10,804	596,781,157	453
Total	\$ 67,438,469,215	111,388	\$ 4,228,228,043	2,846

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

²Special 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.

DISTRIBUTION OF VALUES



The following table shows the distribution of total assessed value by property type over time. The value of all types of property have increased since 1980; however, the proportional distribution of value based on property type 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 TIME¹

(Values in Billions)		SINGLE-FAMILY RESIDENTIAL		RESIDENTIAL INCOME		COMMERCIAL/ INDUSTRIAL	
Year	Total Roll Value	\$ Value	% of Value	\$ Value	% of Value	\$ Value	% of Value
1980 ²	\$ 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
2023	\$ 1997.0	1145.8	57.4	279.2	14.0	572.1	28.6

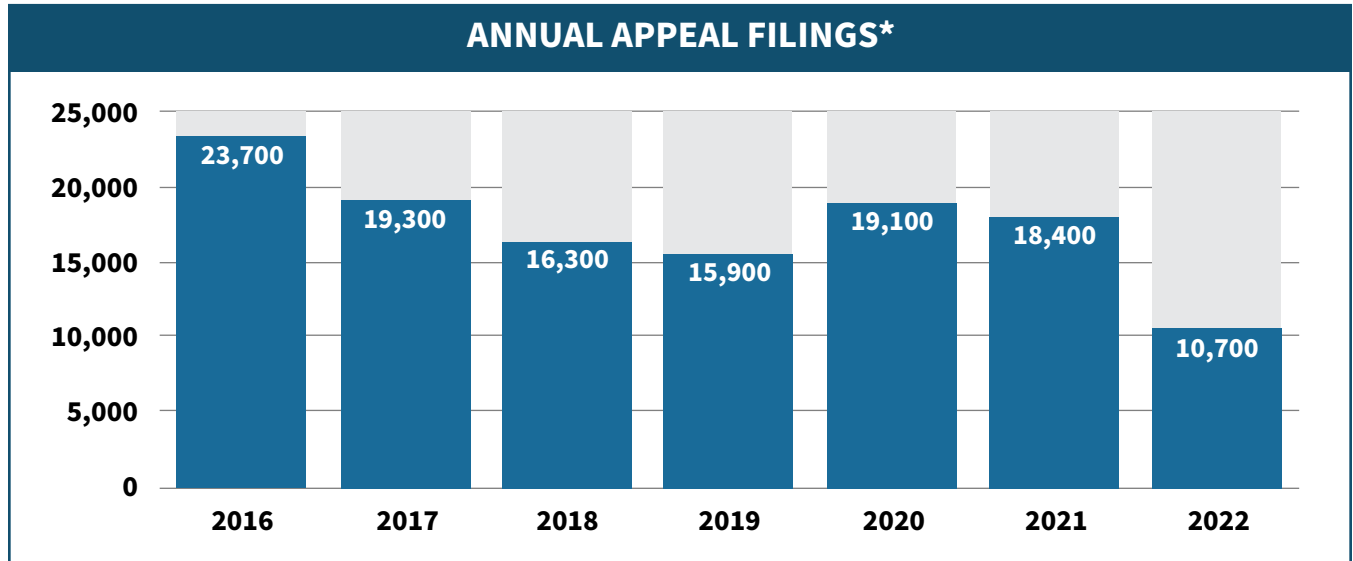
¹All values are exclusive of exemptions (real estate and homeowners' exemptions) and public utilities.

²Business inventory became 100% exempt.

ASSESSMENT APPEALS & DECLINE-IN-VALUE

APPEALS

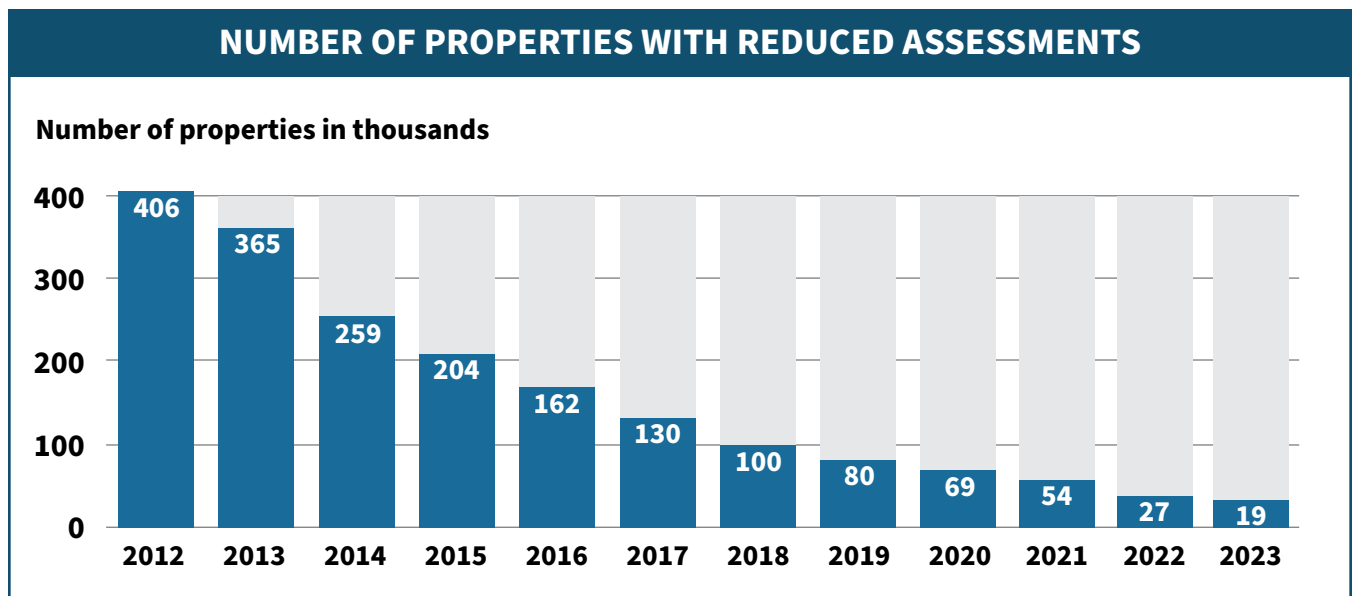
Assessment appeals are filed with the [Assessment Appeals Board](#) (an independent quasi-judicial body under the supervision of the Board of Supervisors).



*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 Assessor’s Office can proactively apply DIV to eligible properties. DIV can also be granted following a request for review to the Assessor’s Office or a formal appeal.



TWENTY HIGHEST VALUE CITIES



CITY	ASSESSED VALUATION (BILLIONS)	AMOUNT OF CHANGE	PERCENT CHANGE	TOTAL ASSESSMENTS
1 Los Angeles	\$ 819.698	\$ 45.309	5.9%	863,604
2 Long Beach	74.802	4.776	6.8	119,816
3 Santa Monica	48.958	2.448	5.3	26,786
4 Beverly Hills	44.985	2.251	5.3	12,785
5 Santa Clarita	44.854	3.502	8.5	74,735
6 Glendale	40.246	1.646	4.3	47,557
7 Pasadena	39.597	1.539	4.0	42,958
8 Torrance	38.195	1.906	5.3	46,035
9 Burbank	31.833	2.816	9.7	31,864
10 Manhattan Beach	24.939	1.257	5.3	13,742
11 Malibu	23.156	1.710	8.0	7,259
12 Redondo Beach	21.581	1.141	5.6	23,988
13 Carson	21.119	1.465	7.5	27,234
14 Arcadia	20.477	0.911	4.7	18,274
15 El Segundo	17.567	1.471	9.1	6,917
16 Palmdale	17.300	1.094	6.8	50,302
17 West Hollywood	16.956	0.970	6.1	11,324
18 Culver City	16.461	0.900	5.8	15,251
19 Rancho Palos Verdes	16.396	0.793	5.1	15,677
20 Lancaster	16.194	0.839	5.5	55,007

CITIES WITH THE HIGHEST PERCENT CHANGE

01	IRWINDALE	10%
02	CUDAHY	9.7%
03	BURBANK	9.7%
04	SANTA FE SPRINGS	9.2%
05	VERNON	9.1%
06	EL SEGUNDO	9.1%
07	SAN FERNANDO	8.9%
08	HERMOSA BEACH	8.5%
09	SANTA CLARITA	8.5%
10	SOUTH EL MONTE	8.4%

ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2022	2023	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	6,233,917,249	6,533,109,156	299,191,907	4.8	7,028	18	478	7,524
Alhambra	11,390,360,966	11,903,346,305	512,985,339	4.5	14,442	3,703	1,328	19,473
Arcadia	19,565,679,282	20,477,124,306	911,445,024	4.7	15,013	802	985	16,800
Artesia	2,056,157,961	2,189,565,390	133,407,429	6.5	3,242	264	518	4,024
Avalon	1,084,236,104	1,135,915,460	51,679,356	4.8	948	299	440	1,687
Azusa	6,022,851,208	6,427,922,081	405,070,873	6.7	9,283	767	1,261	11,311
Baldwin Park	5,933,580,886	6,290,528,211	356,947,325	6.0	13,096	942	1,088	15,126
Bell	2,209,687,867	2,385,079,231	175,391,364	7.9	2,045	1,584	543	4,172
Bell Gardens	2,274,461,607	2,357,100,409	82,638,802	3.6	1,377	2,164	656	4,197
Bellflower	6,665,861,583	7,024,614,112	358,752,529	5.4	10,195	1,868	1,494	13,557
Beverly Hills	42,734,220,528	44,985,003,719	2,250,783,191	5.3	8,177	1,120	843	10,140
Bradbury	846,922,456	879,383,088	32,460,632	3.8	400	5	9	414
Burbank	29,017,868,118	31,833,434,561	2,815,566,443	9.7	22,183	3,220	3,067	28,470
Calabasas	9,915,137,132	10,384,929,447	469,792,315	4.7	7,970	12	281	8,263
Carson	19,653,424,575	21,118,886,959	1,465,462,384	7.5	21,056	632	3,054	24,742
Cerritos	11,316,840,776	11,932,513,871	615,673,095	5.4	15,278	24	625	15,927
Claremont	6,333,168,223	6,665,144,968	331,976,745	5.2	9,467	286	502	10,255
Commerce	6,609,687,340	7,118,266,894	508,579,554	7.7	1,715	528	1,387	3,630
Compton	8,311,337,905	8,819,378,538	508,040,633	6.1	15,457	2,234	2,082	19,773
Covina	6,749,813,294	7,157,290,361	407,477,067	6.0	10,965	654	1,400	13,019
Cudahy	986,232,803	1,082,375,575	96,142,772	9.7	757	776	216	1,749
Culver City	15,560,472,940	16,460,877,936	900,404,996	5.8	10,428	1,501	1,494	13,423
Diamond Bar	11,593,019,820	12,078,972,730	485,952,910	4.2	18,012	21	721	18,754
Downey	14,316,099,988	14,981,935,411	665,835,423	4.7	19,987	2,058	1,342	23,387
Duarte	2,948,233,345	3,171,511,804	223,278,459	7.6	5,641	81	340	6,062
El Monte	9,653,377,024	10,187,556,304	534,179,280	5.5	13,182	2,901	2,274	18,357
El Segundo	16,096,386,488	17,567,148,551	1,470,762,063	9.1	3,519	771	1,022	5,312
Gardena	8,073,960,494	8,656,675,590	582,715,096	7.2	11,321	1,808	1,883	15,012
Glendale	38,599,864,977	40,246,360,275	1,646,495,298	4.3	34,353	5,852	3,341	43,546
Glendora	9,116,055,782	9,610,051,043	493,995,261	5.4	14,642	490	1,273	16,405
Hawaiian Gardens	1,121,718,657	1,185,196,016	63,477,359	5.7	1,794	479	337	2,610
Hawthorne	10,070,715,793	10,838,977,581	768,261,788	7.6	8,762	3,042	1,292	13,096
Hermosa Beach	9,379,146,851	10,174,167,650	795,020,799	8.5	5,153	1,301	638	7,092

ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

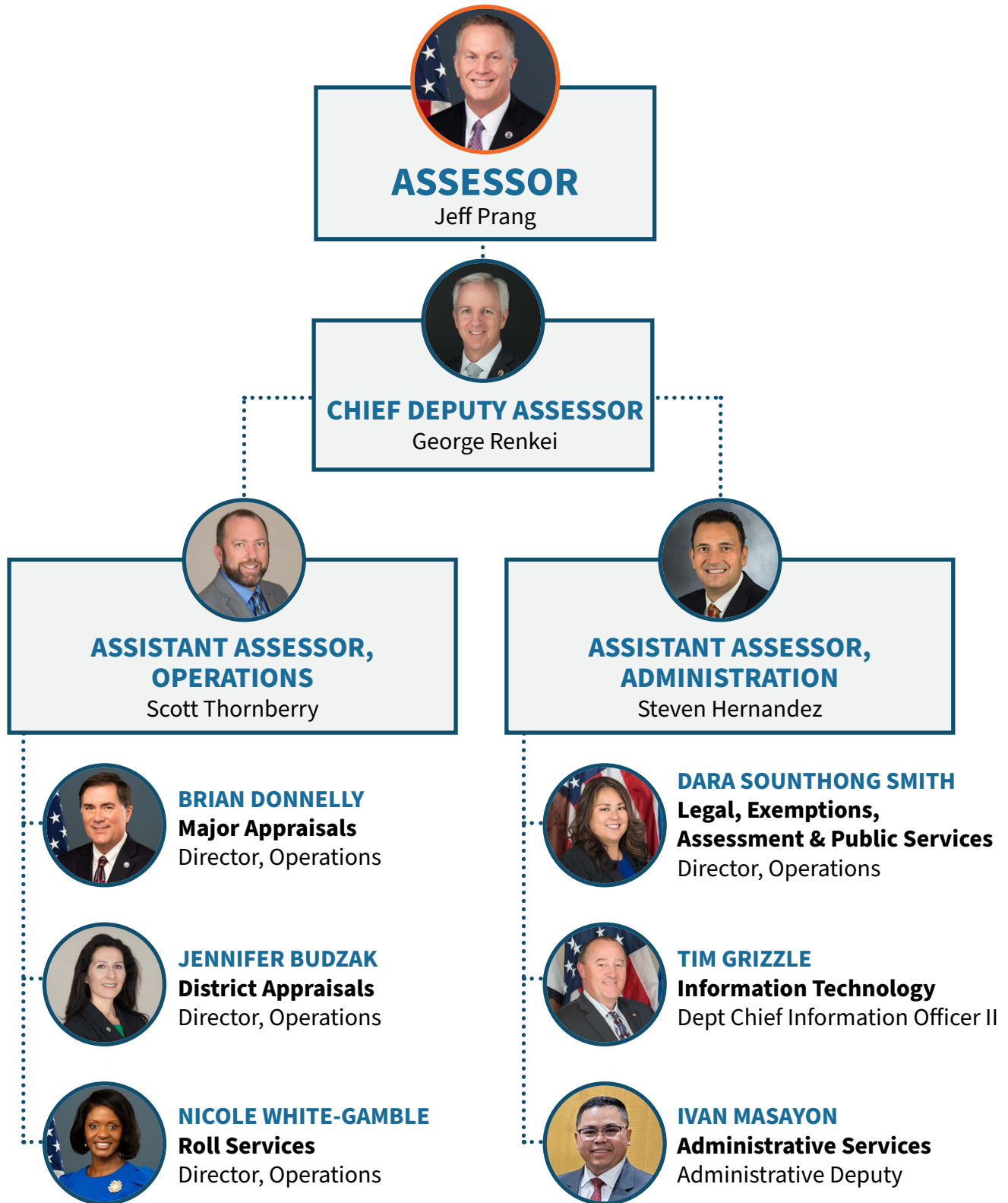
CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2022	2023	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Hidden Hills	2,495,675,929	2,687,270,121	191,594,192	7.7	707	0	6	713
Huntington Park	3,729,772,049	4,024,031,904	294,259,855	7.9	3,628	2,340	1,222	7,190
Industry	10,543,015,653	11,370,364,106	827,348,453	7.8	20	2	1,457	1,479
Inglewood	15,316,817,866	16,123,304,362	806,486,496	5.3	14,677	4,607	1,835	21,119
Irwindale	3,298,147,133	3,628,121,634	329,974,501	10.0	369	20	627	1,016
La Canada Flintridge	9,744,920,669	10,283,376,532	538,455,863	5.5	7,164	74	296	7,534
La Habra Heights	1,716,343,787	1,797,983,052	81,639,265	4.8	2,103	22	29	2,154
La Mirada	8,445,214,900	8,970,399,196	525,184,296	6.2	13,593	61	470	14,124
La Puente	2,806,276,449	2,993,349,601	187,073,152	6.7	6,952	239	443	7,634
La Verne	5,904,033,933	6,041,463,991	137,430,058	2.3	8,276	359	1,443	10,078
Lakewood	11,715,061,620	12,279,682,470	564,620,850	4.8	23,154	488	483	24,125
Lancaster	15,355,765,689	16,194,273,967	838,508,278	5.5	43,066	964	8,785	52,815
Lawndale	2,876,308,652	3,029,409,020	153,100,368	5.3	2,997	2,306	503	5,806
Lomita	2,931,538,879	3,090,826,491	159,287,612	5.4	3,868	814	591	5,273
Long Beach	70,025,829,057	74,801,791,259	4,775,962,202	6.8	79,816	17,408	10,857	108,081
Los Angeles	774,389,228,127	819,698,473,001	45,309,244,874	5.9	617,932	112,271	64,134	794,337
Lynwood	4,334,505,962	4,538,648,661	204,142,699	4.7	7,305	1,893	985	10,183
Malibu	21,446,012,134	23,155,798,056	1,709,785,922	8.0	6,164	191	483	6,838
Manhattan Beach	23,681,804,263	24,938,781,033	1,256,976,770	5.3	11,137	1,304	495	12,936
Maywood	1,264,984,016	1,331,533,103	66,549,087	5.3	1,572	1,316	359	3,247
Monrovia	7,149,547,872	7,413,787,217	264,239,345	3.7	7,810	1,612	1,014	10,436
Montebello	7,384,228,946	7,929,507,733	545,278,787	7.4	10,113	1,647	1,220	12,980
Monterey Park	9,259,333,316	9,714,260,983	454,927,667	4.9	13,938	1,444	1,045	16,427
Norwalk	9,479,652,944	10,092,195,912	612,542,968	6.5	21,430	493	1,187	23,110
Palmdale	16,205,160,157	17,299,571,712	1,094,411,555	6.8	41,722	424	6,263	48,409
Palos Verdes Estates	8,870,713,090	9,365,368,604	494,655,514	5.6	5,153	26	55	5,234
Paramount	5,070,522,727	5,264,128,385	193,605,658	3.8	5,857	1,495	1,964	9,316
Pasadena	38,057,158,274	39,596,537,053	1,539,378,779	4.0	31,925	4,089	3,115	39,129
Pico Rivera	6,538,641,863	6,876,932,484	338,290,621	5.2	13,155	463	1,024	14,642
Pomona	14,875,220,918	15,484,401,584	609,180,666	4.1	27,283	2,262	3,630	33,175
Rancho Palos Verdes	15,602,632,987	16,396,013,841	793,380,854	5.1	15,059	44	217	15,320
Redondo Beach	20,440,306,465	21,581,337,461	1,141,030,996	5.6	18,461	2,223	921	21,605
Rolling Hills	2,057,639,496	2,137,427,117	79,787,621	3.9	748	0	8	756

ASSESSED VALUES FOR CITIES & UNINCORPORATED AREAS

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2022	2023	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Rolling Hills Estates	4,408,010,460	4,672,574,538	264,564,078	6.0	3,307	4	177	3,488
Rosemead	5,510,283,246	5,821,203,595	310,920,349	5.6	7,743	2,153	897	10,793
San Dimas	6,516,801,535	6,840,675,320	323,873,785	5.0	9,511	203	1,389	11,103
San Fernando	2,395,151,328	2,609,320,478	214,169,150	8.9	3,811	522	695	5,028
San Gabriel	6,489,280,378	6,808,107,895	318,827,517	4.9	7,636	1,047	1,121	9,804
San Marino	7,722,090,753	8,027,957,409	305,866,656	4.0	4,528	2	173	4,703
Santa Clarita	41,352,299,677	44,853,832,617	3,501,532,940	8.5	65,156	493	4,692	70,341
Santa Fe Springs	10,001,872,876	10,922,993,645	921,120,769	9.2	3,826	58	1,967	5,851
Santa Monica	46,509,915,848	48,958,244,546	2,448,328,698	5.3	16,821	4,068	2,672	23,561
Sierra Madre	2,870,807,831	3,037,071,678	166,263,847	5.8	3,571	341	192	4,104
Signal Hill	3,080,801,983	3,287,221,423	206,419,440	6.7	2,775	583	1,063	4,421
South El Monte	2,970,956,825	3,221,934,142	250,977,317	8.4	2,628	471	1,654	4,753
South Gate	7,268,283,554	7,755,896,109	487,612,555	6.7	10,647	3,493	1,819	15,959
South Pasadena	6,051,874,274	6,377,676,243	325,801,969	5.4	5,719	942	376	7,037
Temple City	6,326,204,302	6,641,578,645	315,374,343	5.0	8,855	907	462	10,224
Torrance	36,288,866,038	38,194,968,505	1,906,102,467	5.3	35,860	2,121	3,094	41,075
Vernon	7,270,299,791	7,934,861,122	664,561,331	9.1	1	1	1,310	1,312
Walnut	6,462,840,585	6,758,984,288	296,143,703	4.6	9,129	9	226	9,364
West Covina	14,202,870,934	14,928,691,521	725,820,587	5.1	24,698	500	1,056	26,254
West Hollywood	15,985,983,055	16,955,678,507	969,695,452	6.1	6,837	2,026	1,122	9,985
Westlake Village	4,163,187,000	4,439,790,229	276,603,229	6.6	3,229	197	209	3,635
Whittier	12,682,280,596	13,128,851,934	446,571,338	3.5	19,328	2,156	1,377	22,861
Total Incorporated	1,761,983,478,713	1,866,168,809,568	104,185,330,855	5.9	1,659,658	227,405	183,123	2,070,186
Total Unincorporated	130,349,919,126	137,473,056,342	7,123,137,216	5.5	232,906	23,106	65,000	321,012
Total Los Angeles County	1,892,333,397,839	2,003,641,865,910	111,308,468,071	5.9	1,892,564	250,511	248,123	2,391,198

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

SENIOR MANAGEMENT TEAM

MAJOR APPRAISALS



MARK NEWKIRK
Major Real Property
Chief Appraiser



SHERYL TAYLOR
Major Personal Property
Chief Appraiser

DISTRICT APPRAISALS



TERRI ERSKIN
East District
Chief Appraiser



NEIL NAJJAR
South District
Chief Appraiser



JERRY HOUSE
West District
Chief Appraiser



ANITA DRUMMOND-SEPOLEN
North District
Chief Appraiser

ROLL SERVICES



JEFF MEYER
Ownership
Chief Appraiser



MATTHEW HERRERA
Business Solutions & Standards
Chief Appraiser

LEAPS



FRANK DIAZ JR.
Assessment and Public Services
Chief Appraiser



ANTONIO CASTRO
Legal Services & Major Exemptions
Chief Appraiser



TED OLGUIN
Communications & Public Affairs
Chief of Staff, Public Affairs

INFORMATION TECHNOLOGY



KEVIN LECHNER
Information Technology
Assistant Chief Information Officer



ANDREW YIM
DevOps, AMP Admin & Cloud Services
Info Tech Manager II



VINCE DIEP
Information Security
Dept Information Security Officer I



JAMES KULBACKI
Geo. Information System-Mapping
GIS Manager II

ADMINISTRATIVE SERVICES



JOSEPH VICENTE
Training
Chief Appraiser



BRIAN ZEPEDA
Human Resources
Chief, Human Resources



EVA MORA
Management Services
Chief, Management Services

MEET THE STAFF

At the Los Angeles County Assessor's Office, our diverse team of professionals brings a wealth of experience and expertise, ensuring accurate and fair evaluations across the county. We take pride in introducing you to the dedicated individuals who form the backbone of our organization, driving innovation and excellence in our work.



Main Office - Los Angeles



North District - Sylmar



East District - South El Monte



South District - Signal Hill



Lancaster Regional



Management Services



Information Technology



Legal, Exemptions, Assessment, and Public Services

GET TO KNOW THE ASSESSOR



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 and 2022.

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 his office.

Assessor Prang is a State Board of Equalization licensed appraiser and administers the largest office of its kind in the nation with 1,400 employees that provides the foundation for a property tax system that generates \$24 billion annually.

A. F. Coronel 1850–1856	D. Botiller 1870-1875	Alexander Goldwell 1898-1901	John J. Lynch 1986-1990
Juan M. Sepúlveda 1857-1858	A.W. Ryan 1876-1879	Benjamin E. Ward 1902-1906	Kenneth P. Hahn 1990-2000
W.W. Maxy 1859-1861	J.W. Venable 1880-1882	Calvin Hartwell 1906-1910	Rick Auerbach 2000-2010
James McManus 1862	R. Bilderrain 1883-1886	E.W. Hopkins 1910-1938	Robert Quon 2010
G.L. Mix 1863-1865	C.C. Mason 1887-1891	John R. Quinn 1938-1962	John Noguez 2010-2014
J.Q.A. Stanley 1866-1867	F. Edward Gray 1891-1893	Philip E. Watson 1963-1977	JEFF PRANG 2014-PRESENT
M.F. Coronel 1868-1869	T. Summerland 1894-1898	Alexander Pope 1978-1986	

TAX RELIEF



“One of the challenges of my job is to help County residents discover the array of tax savings’ programs available to them. Some of these programs are almost automatic and decrease your property tax annually while others eliminate the need to pay property taxes altogether.”

- Jeff Prang | Assessor



Small Businesses

Advocated for and helped advance a raise in the tax assessment threshold on “Business Personal Property,” from \$2,000 to \$5,000, which effectively eliminates the tax for 50,000 small businesses.



Tax Savings

The Assessor’s Office offers numerous tax savings programs. For more information, please visit the Tax Savings section at assessor.lacounty.gov.

BUSINESS SAVINGS

\$444 MILLION
Welfare Exemption*

\$151 MILLION
Business Property and Fixtures

INDIVIDUAL SAVINGS

\$66 MILLION
Homeowners

\$8 MILLION
Veterans

*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 one time filing for Homeowners' Exemption reduces a property's taxable value by \$7,000 and a homeowners' taxes by approximately \$70 annually, as long as the owner continues to own and primarily reside in the property.



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. This one time Disabled Veteran Exemption adjusts the assessed value each year, as long as the owner continues to own and primarily reside in the property. For 2023, the maximum regular disabled veterans' exemption available was \$161,083, which translates to a possible \$1,610 in annual property 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. To demonstrate that the low-income requirement has been met, claimants are required to submit an income certification form and supporting documentation each year. For 2023, the household income limit was \$72,335. The maximum low-income disabled veterans' exemption available was \$241,627, which translates to a possible \$2,416 in annual property tax savings.

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.

**December 10, 2023 lands on a Sunday. Filings are due on December 11th this year.*

For more information, please contact the Assessor via Contact Form at 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 property is repaired or value is restored.



DISASTER RELIEF (MISFORTUNE OR CALMITY)

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

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

Also following a Governor-declared disaster, property owners may sell their property damaged by the disaster, purchase a replacement property, and transfer their damaged property's base year value to their replacement property.



DECLINE-IN-VALUE (PROP. 8)

A Decline-in-Value (also known as a 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.

For more information, please contact the Assessor via Contact Form at assessor.lacounty.gov/contact.

TAX RESOURCES

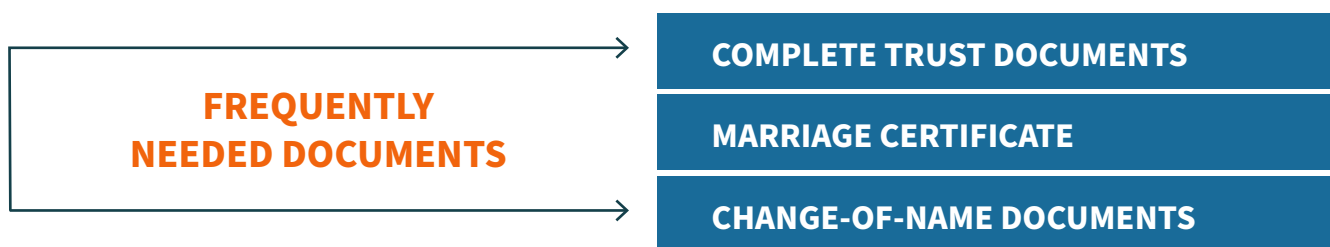
OWNERSHIP AND TRUSTS

Transferring property to and holding property in trust can have many benefits, especially in the area of estate planning; however, as trusts are precision and can be complex instruments, in some cases, such transfers can have property tax consequences. The property tax implications that result from a transfer of property to a trust will depend on the type of trust involved.

REVOCABLE	VS	IRREVOCABLE
<p>A transfer of property by a trustor to their revocable living trust does not constitute a change in ownership of the transferred property; however, a subsequent transfer of the property, such as when the trustor passes away, will result in a change in ownership of the property held in the trust and possibly a reassessment of the property.</p>		<p>A transfer of property by a trustor to an irrevocable trust may constitute a change in ownership of the transferred property, depending on the identity of the beneficiary or beneficiaries named in the trust.</p>

While trusts are beneficial vehicles for holding property – as they direct to whom property is to pass upon the occurrence of certain events, like the death of a trustor – they do not themselves prevent the reassessment of property. The filing of additional claims for exclusion may be required. For example, if parents hold their home in their revocable living trust and the home is inherited by their child upon their passing, the child will need to timely file a parent-child transfer exclusion claim form (and if necessary a homeowners’ exemption claim form) to prevent a reassessment of the property.

It is important that the Assessor is able to determine the nature of real property transfers and the relationship between the parties involved. In the case of transfers involving trusts the Assessor may request a copy of the trust as well as additional related information.

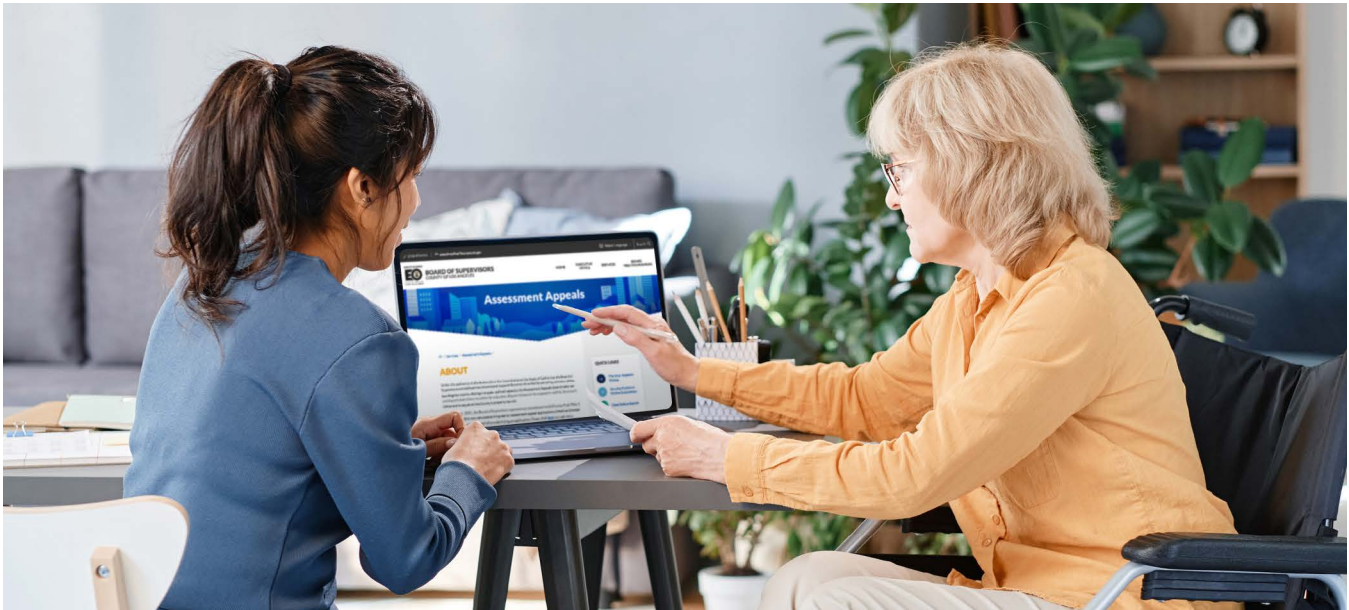


To learn more, please visit the Assessor’s [Trust and Tax Savings Guide](#).

For more information, please contact the Assessor via Contact Form at 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 the permanent base year value within the first four years and on 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 39**.



FILE AN APPEAL

If the Assessor’s Office and the Property Owner cannot agree on the valuation of the property, the property owner can then file and appeal and proceed to a hearing with 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, or contact the Executive Office of the Board of Supervisors at **(213) 974-1471** or 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 38** 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
- Annual payment on the Installment Plan of Redemptions is due.

MAY

MAY 7*

- Last day to file Business Property Statements without penalty.

**May 7, 2023 lands on a Sunday. Statements are due on May 8th this year.*

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 31

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

SEPTEMBER

SEPTEMBER 28

- The Assessment Appeals Board designated new Board Member assignments.

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 Assessor's Office. This should be done if you believe the market value of your property is below your Proposition 13 base value.

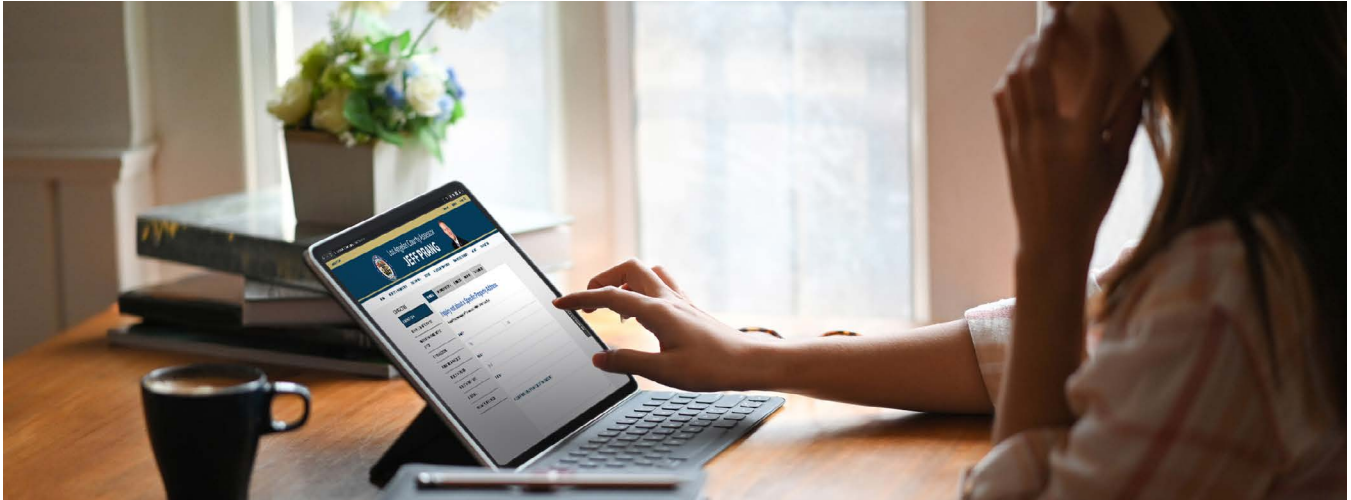
DECEMBER

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
- 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.

**December 10, 2023 lands on a Sunday. Payments are due on December 11th this year.*

CONTACT US DIRECTORY



GENERAL INQUIRY

Below are phone numbers for specific Assessor's Office divisions. If your inquiry is general and not specific to the below divisions, please use either the [General Contact Form](#) (your inquiry will be answered within 1-3 business days) or the general public service number **(213) 974-3211**.

BUSINESS PERSONAL PROPERTY

[Business Contact Form](#)

(213) 974-8613

DISABLED VETERANS

dvx@assessor.lacounty.gov

(213) 974-3399

HOMEOWNERS' EXEMPTION

assr-hox@assessor.lacounty.gov

(213) 974-3415

MAJOR EXEMPTIONS

exempt@assessor.lacounty.gov

(213) 974-3481

MAJOR REAL PROPERTIES

majorreal@assessor.lacounty.gov

(213) 974-3108

MANUFACTURED HOMES

mfdhomes@assessor.lacounty.gov

(213) 974-3119

MAPPING SERVICES

gisinfo@assessor.lacounty.gov

(213) 974-7352

MARINE/ AIRCRAFT/ AIRLINES

marineair@assessor.lacounty.gov

(213) 974-3119

OWNERSHIP SERVICES

oservices@assessor.lacounty.gov

Prop. 19: [Contact Form](#)

Prop. 58/60/90/110: (213) 893-1239

General or Investigations: (213) 974-3441

Change of Mailing Address:

addresschange@assessor.lacounty.gov

SUBPOENAS/RECORDS

pio@assessor.lacounty.gov

(213) 974-3117