



◆ **JEFF PRANG** ◆

LOS ANGELES COUNTY ASSESSOR

[ASSESSOR.LACOUNTY.GOV/DISASTER](https://assessor.lacounty.gov/disaster)

OFFICE OF THE ASSESSOR

- **1 of 3** countywide elected officials (District Attorney & Sheriff),
- **1,400** Employees in **six** locations,
- Locate and identify the ownership of all taxable property,
- Produce an **Assessment Roll** showing the assessed values of all property,
- Foundation of a property tax system generating **over \$20 billion** in property tax revenues for vital services,
- Apply all legal exemptions.



ASSESSOR.LACOUNTY.GOV



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PROPERTY TAX SYSTEM

- Registrar Recorder/County Clerk provides copies of deeds and documents
- **Assessor's Office** uses those documents to appraise all real estate and personal property business equipment,
- Auditor-Controller determines the tax rate and how to distribute collected taxes,
- Treasurer/Tax Collector mails bills and.....
Collects taxes!



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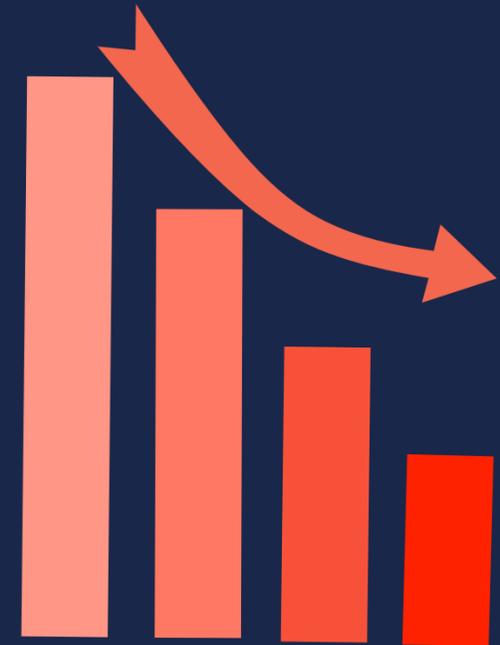
MISFORTUNE & CALAMITY (M&C) TAX RELIEF

- Temporarily reduces the assessed value of a property that was damaged or destroyed by misfortune or calamity (earthquakes, floods, fires, and other natural disasters)
 - The damage must be at least **\$10,000** or more,
 - Submit form (**ADS-820**) within **12 months** from the date the damage occurred.



DECLINE-IN-VALUE/PROPOSITION 8

- Gives temporary tax relief for properties where the Current Market Value is less than the Current Assessed Value
 - Assesses worth as of **January 1** of current year
 - Filing Period: **July 2 - November 30**
 - Annually reviewed
- Factors considered:
 - Actual Damage
 - Proximity to disaster



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FIRE RELIEF UPDATE

\$22.5 Billion Total estimated loss of Assessed Land Value

\$10.7 Billion Total estimated loss of Assessed Improvement Value

23,500 Impacted Parcels

- **12,000** destroyed
- **2,000** damaged

17,000 Misfortune & Calamity Assessment Reductions

- **60%** claims received
- **40%** proactive claims



| Malibu | | |
|-------------------------|---------|------------|
| CalFire Assessed Damage | Parcels | Percentage |
| No CalFire Assessment | 815 | 28.89 % |
| No Damage | 469 | 16.63 % |
| Affected (1-9%) | 181 | 6.42 % |
| Minor (10-25%) | 33 | 1.17 % |
| Major (26-50%) | 29 | 1.03 % |
| Destroyed (>50%) | 1125 | 39.88 % |

| Malibu | | |
|-------------------|---------|------------|
| In Fire Perimeter | Parcels | Percentage |
| YES | 2652 | 94.01 % |
| NO | 169 | 5.99 % |

\$1.52 Billion

Assessed Value Reduced in Fire-Affected Malibu Parcels So Far

10%

Percentage of single-family homes & condos in Malibu destroyed in the fires

LEGISLATIVE UPDATE

4 out of 5 bills passed

- To streamline assistance for those affected by the fires

Senate Bill 1253 (not passed)

- Allow an Assessor to deem a new structure “substantially equivalent: to the original if it qualifies for expedited permitting related to recovery from the Palisades and Eaton fires.
- Allow an Assessor to accept a rebuild that is 110% the size of the original as “substantially equivalent”, to allow the property owner to maintain their pre-fire Prop 13 base year value.

- **Senator Nick Schultz**



LEGISLATIVE UPDATE

Senate Bill 663

- Extend M&C claim period from 12 to 24 months
- Increase the rebuild window from 5 to 8 years
- Preserve pre-fire property tax exemptions for religious, charitable, & welfare properties
- **Senators Ben Allen, Jerry McNearney, and Sasha Perez**

Assembly Bill 245

- Consider post-disaster damage and conditions when determining a property's full cash value as of January 1, 2025.
- **Assemblymember Mike Gipson**

LEGISLATIVE UPDATE

Senate Bill 293

- Increase the time allowed to resolve ownership documentation issues from 6 months to 3 years
- **Senator Sasha Perez**

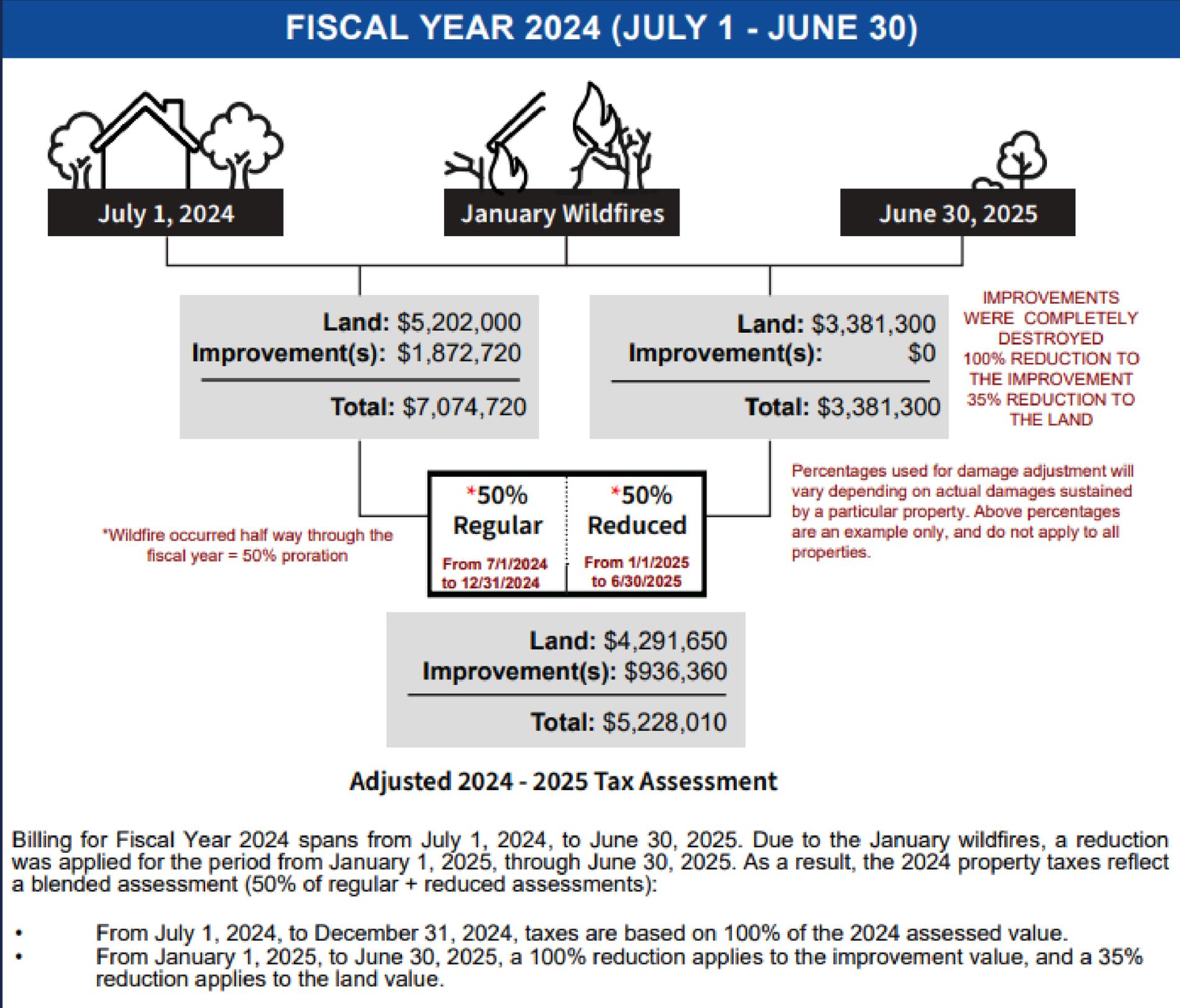
Senate Bill 603

- Grant counties the authority to extend the period for base-year value transfers from 5 years to 8 years
- **Senator Roger Niello**

NOTICE OF ASSESSED VALUE CHANGE

Adjusted 2024-2025 Tax Assessment

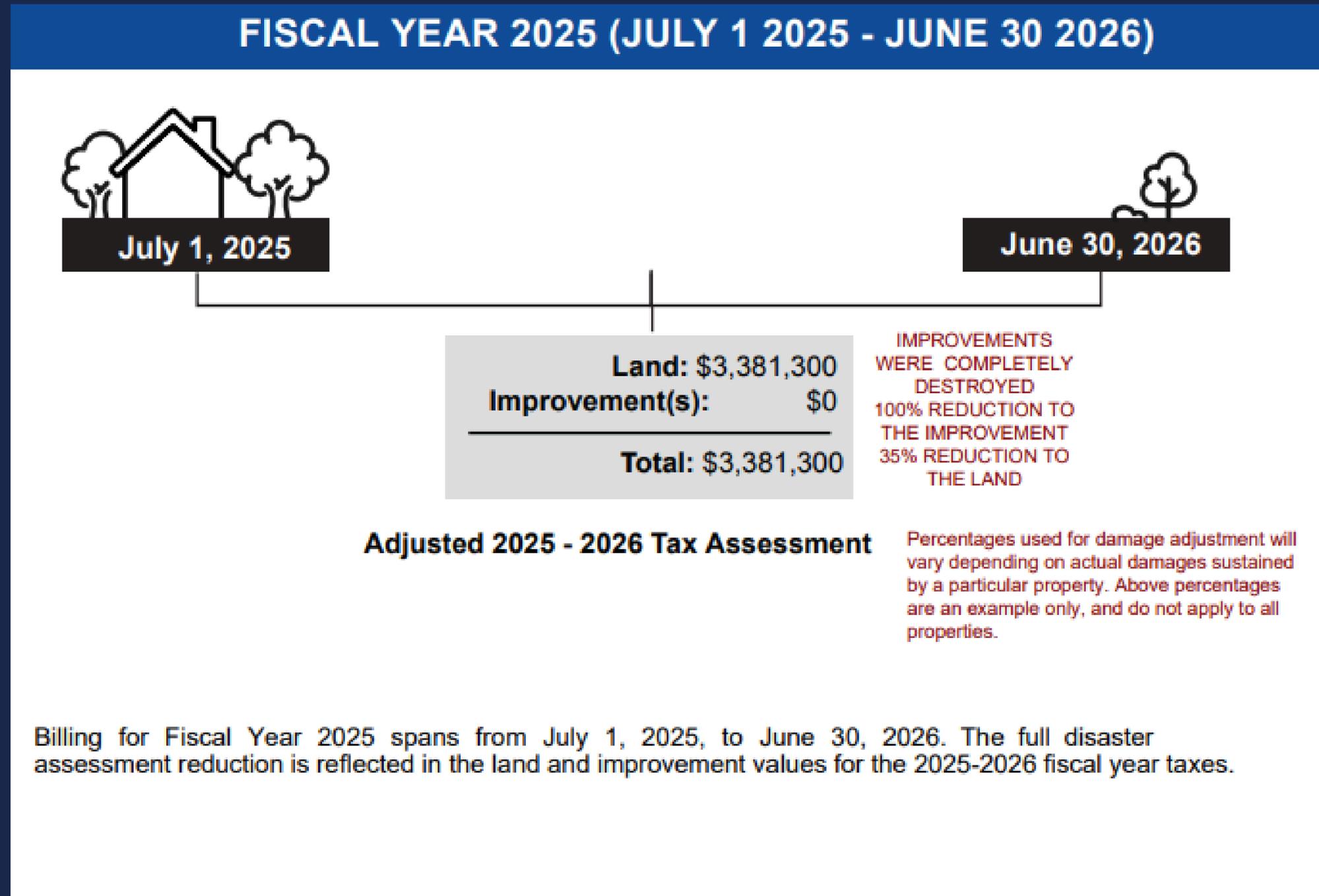
- The adjusted 2024 tax bills have been prorated
1. The improvements' value for half of the 2024/2025 tax year **before the fire**, when they were undamaged
 2. The removal of the improvements' value from the property's taxable value for half of the 2024/2025 tax year **following the fire**
- The full extent of the M&C relief will be reflected on their 2025/2026 annual tax bills



CLAIM STATUS NOTIFICATIONS

M&C Process + Notice of Assessed Value Change

- 12,000 notifications have been mailed
- 14,000 notifications were emailed
- Including contact information if assistance is needed or those who have questions about their claim



WEBSITE UPDATES

ASSESSOR'S PORTAL

Summary

AIN: [REDACTED] 5

| | | | |
|----------------|-------------------------|-------------------------------|------------|
| Situs Address: | Use Type: | Parcel Status: | ACTIVE |
| [REDACTED] | Single Family Residence | Create Date: | 03/02/1993 |
| | Parcel Type: | Delete Date: | |
| | Regular Fee Parcel | Tax Status: | CURRENT |
| | Tax Rate Area: | Year Defaulted: | |
| | 07688 | Exemption: | None |
| | | Misfortune & Calamity Status: | APPROVED |

Summary

AIN: [REDACTED] 2

| | | | |
|----------------|--------------------|-------------------------------|-------------|
| Situs Address: | Use Type: | Parcel Status: | ACTIVE |
| [REDACTED] | Recreational | Create Date: | |
| | Parcel Type: | Delete Date: | |
| | Regular Fee Parcel | Tax Status: | CURRENT |
| | Tax Rate Area: | Year Defaulted: | |
| | 10430 | Exemption: | None |
| | | Misfortune & Calamity Status: | IN PROGRESS |

portal.assessor.lacounty.gov



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UPDATING OWNERSHIP RECORDS

The Assessor's Office is responsible for recording change in ownership information of property. In the event of a change in ownership of a property owner:

- **Time is of the essence**
- Failure to file specific forms may result in a reassessment of property, increase of taxes, penalties, etc.
 - *Could also impact your ability to receive disaster relief through the Misfortune & Calamity form.*





Los Angeles County Assessor

JEFF PRANG

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REAL ESTATE TOOLKIT

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Parent-Child Transfers & Grandparent-Grandchild Transfers

Property owners may benefit from a reassessment exclusion when transferring a principal residence between family members. In order to estimate the new base year value of the principal residence after an exclusion claim is approved, please provide the information below:

AIN (ASSESSOR IDENTIFICATION NUMBER)

Base Year Value Transfers

California owners of a primary residence over 55 years of age, or severely disabled*, or a victim of a wildfire or natural disaster may transfer the base year value of their primary residence to a replacement primary residence located anywhere in California that is purchased or newly constructed as that person's principal residence within two years of the sale of the original primary residence. In order to estimate the potential new base year value of the replacement principal residence, upon approval of a qualifying claim, please provide the information below:

AIN (ASSESSOR IDENTIFICATION NUMBER)

[QUESTION](#)

PROPERTY RELATED SCAMS

- If someone tries to charge you for filing the M&C form, contact the [Department of Business and Consumer Affairs](#).

Telephone Hotline: (800) 593-8222

Make an appointment: dcba.lacounty.gov/contact-us/

- The **Homeowner Alert (e-Notification)**, in collaboration with the County Registrar-Recorder/County Clerk and the County Department of Consumer Business Affairs, **sends e-mail alerts within 48 hours** whenever a foreclosure, transfer of title, or mortgage is recorded on your property.



**Sign Up for
Homeowner Alert:**



ASSESSOR'S E-FILE PROGRAMS

- As a result of our modernization efforts, property owners are now allowed to **e-File** certain forms. The following programs are available for online submission:
 - *Homeowners' Exemption*
 - *Change of Mailing Address Request*
 - *Misfortune & Calamity*
- More forms will be added as we enhance our capabilities.



E-File

Instructions:





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Local Assistance and Disaster Recovery Centers

Open to the Public: Monday through Friday, 9:00 AM to 5:00 PM. Closed weekends.

West Center: 1828 Sawtelle Blvd, Los Angeles, CA, 90025 - One-Stop Rebuilding Center

East Center: 730 E Altadena Dr, Altadena, CA, 91001 - Altadena Community Center

(213) 974-3101



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NEWSLETTER



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