

CHANGE OF OWNERSHIP STATEMENT
REAL PROPERTY OR MANUFACTURED HOMES
SUBJECT TO LOCAL PROPERTY TAXES

CHARLES W. LEONHARDT,
PLUMAS COUNTY ASSESSOR
1 CRESCENT STREET
QUINCY, CA. 95971

RECORDING DATA	
Date _____	
Document Number _____	
Book _____	Page _____

Correct mailing address if necessary.

Name and Address of Buyer/Transferee [last name, first name(s), initial]

Seller/Transferor _____
[last name, first name(s), initial]

File This Statement By _____

Assessor's Parcel Number _____

Property Address _____

Legal Description _____

Phone No. (8 a.m. – 5 p.m.) _____

IMPORTANT NOTICE

The law requires any transferee acquiring an interest in real property or manufactured home subject to local property taxation, and that is assessed by the Assessor, to file a Change of Ownership Statement with the County Recorder or Assessor. The Change of Ownership Statement must be filed at the time of recording or, if the transfer is not recorded, within 45 days of the date of the change in ownership, except that where the change in ownership has occurred by reason of death the statement shall be filed within 150 days after the date of death, or, if the estate is probated, shall be filed at the time the inventory and appraisal is filed. The failure to file a change in ownership statement within 45 days from the date of a written request by the Assessor results in a penalty of either: (1) One hundred dollars (\$100), or (2) 10 percent of the taxes applicable to the new base year value reflecting the change in ownership of the real property or manufactured home, whichever is greater, but not to exceed two thousand five hundred dollars (\$2,500) if that failure to file was not willful. This penalty will be added to the assessment roll and shall be collected like any other delinquent property taxes, and be subject to the same penalties for nonpayment. This notice is a written request from the Office of the Assessor for a Change of Ownership Statement. If you do not file this statement, it will result in the assessment of a penalty. This statement will be held secret as required by section 481 of the Revenue and Taxation Code.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Plumas County Assessor. For further information on your supplemental roll obligation, please call the Plumas County Assessor at (530) 283-6380.

PART I: TRANSFER INFORMATION (please answer all questions)

YES NO

- A. Is this transfer solely between husband and wife (addition of a spouse, death of a spouse, divorce settlement, etc.)?
- B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage)?
Please explain: _____
- C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner)? Please explain: _____
- E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- H. Is this transfer of property:
 - 1. to a revocable trust that may be revoked by the transferor and is for the benefit of the transferor transferor's spouse?
 - 2. to a trust that may be revoked by the Creator/Grantor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the Creator/Grantor dies?
 - 3. to an irrevocable trust for the benefit of the Creator/Grantor and/or Grantors spouse?
 - 4. to an irrevocable trust from which the property reverts to the Creator/Grantor within 12 years?
- I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- *J. Is this a transfer between parent(s) and child(ren)? Yes No or from grandparent(s) to grandchild(ren)? Yes No
- *K. Is this transaction to replace a principal residence by a person 55 years of age or older? Within the same county? Yes No
- *L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5? Within the same county? Yes No
- M. Is this transfer solely between domestic partners currently registered with the California Secretary of State?

*If you answered yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. If you do not file a claim, your property will be reassessed.

Please provide any other information that will help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED YES TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K OR L, PLEASE SIGN AND DATE;
OTHERWISE, COMPLETE THE REVERSE SIDE.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer (please check appropriate box):
 Purchase Foreclosure Gift Trade or Exchange Merger, Stock, or Partnership Acquisition
 Contract of Sale - Date of Contract _____ Sales/Leaseback
 Inheritance - Date of Death _____ Other (please explain): _____
 Creation of Lease Assignment of a Lease Termination of a Lease Date lease began _____
 Original term in years (including written options) _____ Remaining term in years (including written options) _____
- C. Was only a partial interest in the property transferred? Yes No If yes, indicate the percentage transferred _____

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR VALUE OF TRADE OR EXCHANGE (excluding closing costs) Amount \$ _____
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____
 FHA(_____ Discount Points) Fixed rate New loan
 Conventional Variable rate Assumed existing loan balance
 VA(_____ Discount Points) All inclusive D.T. (\$ Wrapped) Bank or savings & loan
 Cal-Vet Loan Carried by seller Finance Company
 Balloon Payment Yes No Due Date _____ Amount \$ _____
- C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____
 Bank or savings & loan Fixed rate New loan
 Loan carried by seller Variable rate Assumed existing loan balance
 Balloon Payment Yes No Due Date _____ Amount \$ _____
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? Yes No Amount \$ _____
 Type _____ @ _____ % interest for _____ years. Payments./Mo.= \$ _____ (Prin. & Int. only)
 Bank or savings & loan Fixed rate New loan
 Loan carried by seller Variable rate Assumed existing loan balance
 Balloon Payment Yes No Due Date _____ Amount \$ _____
- E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? Yes No Outstanding Balance: Amount \$ _____
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid) **TOTAL ITEMS A THROUGH E** \$ _____
- G. PROPERTY PURCHASED Through a broker Direct from seller From a family member Other (explain) _____
 If purchased through a broker, provide broker's name and phone number: _____
 Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale: _____

PART IV: PROPERTY INFORMATION

- A. TYPE OF PROPERTY TRANSFERRED:
 Single-family residence Agricultural Timeshare
 Multiple-family residence (no. of units: _____) Co-op/Own-your-own Manufactured home
 Commercial/Industrial Condominium Unimproved lot
 Other (Description: i.e., timber, mineral, water rights, etc.) _____
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes No
 If yes, enter the date of occupancy _____ / _____ ,20 _____ or intended occupancy _____ / _____ ,20 _____
 (month) (day) (year) (month) (day) (year)
- C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (e.g., furniture, farm equipment, machinery, etc.)
 (Other than manufactured home subject to local property tax)? Yes No
 If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property.)
- D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? Yes No
 If yes, how much of the purchase price is allocated to the manufactured home? \$ _____
 Is the manufactured home subject to local property tax? Yes No What is the decal number? _____
- E. DOES THE PROPERTY PRODUCE INCOME? Yes No If yes, is the income from:
 Lease/Rent Contract Mineral rights Other (please explain): _____
- F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
 Good Average Fair Poor
 Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property: _____

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief. **This declaration is binding on each and every co-owner and/or partner.**

Signed in County of _____, California, this _____ day of _____, 20 _____

SIGNATURE OF OWNER OR CORPORATE OFFICER	TITLE (if corporate officer/partner)	E-MAIL ADDRESS (optional)
NAME OF NEW OWNER/LEGAL REPRESENTATIVE/CORPORATE OFFICER (typed or printed)		

The Assessor's Office may contact your for additional information regarding this transaction.