## BOE-502-A (FRONT) REV. 8 (10-2005) PRELIMINARY CHANGE OF OWNERSHIP REPORT

[ To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's Office for the county where the property is located; this particular form may be used in all 58 counties of California.

## THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR:

BUYER/TRANSFEREE:

YES NO

ASSESSOR'S PARCEL NUMBER(S):

PROPERTY ADDRESS OR LOCATION:

MAIL TAX INFORMATION TO: Name:

Address:

## Phone Number (8a.m. - 5 p.m.):

**NOTICE:** A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the **TULARE COUNTY ASSESSOR**. For further information on your supplemental roll obligation, please contact the **TULARE COUNTY ASSESSOR** at 221 S. Mooney Blvd - Room 102-E, Visalia, CA 93291-4593 (559) 733-6361.

## PART I: TRANSFER INFORMATION (please answer all questions)

- 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 (for example, 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 to create, terminate, or reconvey a security interest (e.g., consignor) ? Please explain:
- E. Is this document recorded to substitute a trustee of a 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 Grantor's 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 transfer between parent(s) and child(ren)? or from grandparent(s) to grandchild(ren)?
- K. Is this transaction to replace a principal residence by a person 55 years of age or older ? Within the same county ?
- 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 ?
- M. Is this transfer solely between domestic partners currently registered with the California Secretary of State ?

\* If you checked 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 the conveying document constitutes an exclusion from a change in ownership as defined in

Section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusions claimed :

	Please answer all questions	in each section. If a question	on does not apply, indice	ate with "N/A". Sign and date at	bottom of second page.
		PART II: OT	THER TRANSFER IN	FORMATION	
A. Date of transf	er if other than recording date	:			
3. Type of Trans	fer (please check appropriate	<i>box</i> ):			
Purchase	Foreclosure	Gift	Trade or Exchange	Merger, Stock, or Par	rtnership Acquisition
Contract of	f sale - Date of Contract				
Inheritanc	e - Date of Death		Other (ple	ase explain):	
Creation of Lease		Assignment of Lease	Termination of Lease		Sale/Leaseback
Date Leas	e Began				

%

Remaining Term

Original Term in Years (including written option) Remaining Term in Years (including written option)

Monthly Payment

Monthly Payment		
C. Was only a partial interest in the	e property transferred ?	Yes

If yes, indicate the percentage transferred

(Revised 11/08/2005 - MS Excel 97 - HP LJ4000N Printer)

FOR RECORDER'S USE ONLY

BOE-502-A (BACK) REV. 8 (10-2005)

Please answer, to the best of your h	knowleage, a		-	PURCHASE		-			with M/A.		
	value of two						S OF SAL	5			
A. CASH DOWN PAYMENT OR									Amount \$		
B. FIRST DEED OF TRUST @					s/Mo.= \$			(Prin. & Int. only)			
FHA (	Discount P	'oints)		Fixed rate					New I		
Conventional	D'			Variable rate						ned existing	
VA (	Discount P	'oints)		All inclusive I				Wrapped)		or Savings &	
Cal-Vet				Loan carried b	y seller				Finan	ce Company	
Balloon payment			Due Date	-		-	Amount \$	-			
C. SECOND DEED OF TRUST@		% int. for	·		s/Mo.= \$			(Prin. & Int. only)	-		
Bank or & Savings & I	Loan			Fixed rate					New I		
Loan carried by seller				Variable rate					Assur	ned existing	loan balance
Balloon payment			Due Date			-	Amount \$	-			
D. OTHER FINANCING: Is other	financing in		covered in			Yes	No		Amount \$		
Туре		@	. <u> </u>	% int. for		years. Pyn	nts/Mo.= \$			(Prin. & Int. only)	
Bank or & Savings & I	Loan			Fixed rate					New 1		
Loan carried by seller				Variable rate					Assur	ned existing	loan balance
Balloon payment			Due Date			_	Amount \$				
E. WAS AN IMPROVEMENT BC					Yes	No		-	: Amount \$		
F. TOTAL PURCHASE PRICE (o	r acquisition	price, if tr	aded or exe	changed, includ	le real est	tate commiss	tion if paid)	1			
					тот	AL ITEMS	а тирс	UCHE			
G. PROPERTY PURCHASED	Theory	h o huolrou	Dimo	t fuore collor					(		
If purchased through a broker, p	e	h a broker		t from seller	FIOID	a family mer	nber	Other (	please expla	un):	
n purchased through a broker, p	JOVICE DIOKE	a s name a	na phone n	unioer.							
Please explain any special terms			financina	and only other is	formation	n that manld	hole the A	-	ustand the mu	mahaaa muiaa	and tampa of solar
Flease explain any special terms	s, seller colle	essions, or	innancing a	and any other in	normation	ii iilat would	neip uie As	ssessor under	istand the pu	irenase price	and terms of sale.
			DA	RT IV: PROP							
			<b>FA</b>	KI IV: PKUP	екіті	NFORMAI	ION				
A. TYPE OF PROPERTY TRANS	SFERRED:						Agricultura	al		Timeshare	
			S	ingle-family re	sidence		Agricultur				/Industrial
A. TYPE OF PROPERTY TRANS Multi-family residence Condominium	(# units:	roved lot	S _) C	ingle-family re o-op/Own-you	sidence r-own		Agricultur Manufactu	red home		Timeshare Commercial/	Industrial
Multi-family residence	(# units: Unimp	roved lot	) C	ingle-family re o-op/Own-you Other (Descripti	sidence r-own		Agricultur Manufactu	red home			/Industrial
Multi-family residence Condominium	(# units: Unimp	roved lot	) C	ingle-family re o-op/Own-you Other (Descripti DENCE ?	sidence r-own	mber, miner Yes	Agricultura Manufactu ral, water rig	red home			Industrial
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Note: The Assessor may contact you for additional information. If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).