BOE-502-A (FRONT) REV. 9 (8-06)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

DONALD E. WILLIAMSON, ASSESSOR
COUNTY OF SAN BERNARDINO
(909) 387-8307

FOR RECORDER'S USE ONLY

[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:

ASSESSOR'S PARCEL NUMBER(S)

PROPERTY ADDRESS OR LOCATION:

MAIL TAX INFORMATION TO: Name
Address
Phone Number (8 a.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 _____ Assessor. For further information on your supplemental roll obligation, please call the _____ Assessor at _____.

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 (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 or to create, terminate, or reconvey a security interest (e.g., cosigner)? 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 a 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 a 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? ☐ 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 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 does not apply, indicate with "N/A." Sign and date at bottom of second page.

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 _____

☐ Inheritance — Date of Death _____ ☐ Other *(please explain)*: _____

☐ Creation of Lease ☐ Assignment of a Lease ☐ Termination of a Lease ☐ Sale/Leaseback

☐ Date lease began _____

☐ Original term in years (including written options) _____

☐ Remaining term in years (including written options) _____

Monthly Payment _____ Remaining Term _____

C. Was only a partial interest in the property transferred? ☐ Yes ☐ No

If **yes**, indicate the percentage transferred _____%.

Please write Assessor's Parcel Number(s): _____

Please answer, to the best of your knowledge, all applicable questions, then sign and date. If a question does not apply, indicate with "N/A."

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. Pymts./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 *(please 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 date of occupancy _____ (month) / _____ (day), 20 _____ (year) or intended occupancy _____ (month) / _____ (day), 20 _____ (year).

C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, machinery, etc.) (other than a 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

OWNERSHIP TYPE (🗐)
Proprietorship ☐
Partnership ☐
Corporation ☐
Other _____ ☐

I certify that the foregoing 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.

NAME OF NEW OWNER/CORPORATE OFFICER		TITLE
SIGNATURE OF NEW OWNER/CORPORATE OFFICER		DATE
NAME OF ENTITY *(typed or printed)*		FEDERAL EMPLOYER ID NUMBER
ADDRESS *(typed or printed)*	E-MAIL ADDRESS *(optional)*	DATE

(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).

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Other _____ ☐

I certify that the foregoing 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.

NAME OF NEW OWNER/CORPORATE OFFICER		TITLE
SIGNATURE OF NEW OWNER/CORPORATE OFFICER		DATE
NAME OF ENTITY *(typed or printed)*		FEDERAL EMPLOYER ID NUMBER
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