

2016

SUPPLEMENTAL PROPERTY TAX BILL

2016

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SUPPLEMENTAL SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2016 TO JUNE 30, 2017

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT lacountypropertytax.com

PROPERTY IDENTIFICATION

ASSessor's ID. NO.: 2810 109 128 16 010
TRANSFER/NEW CONSTRUCTION DATE: 11-17-16

MAILING ADDRESS

CHEDE, BALAKRISHNA AND
TRIPURA, PRANITHA
28222 VIA SONATA DR
SANTA CLARITA CA 91354-3096



DETAIL OF TAXES DUE FOR 2810 109 128 16 010 21

Table with columns: AGENCY, RATE, AMOUNT. Rows include General Tax Levy, Voted Indebtedness, Elem Schools, High Schools, Community College, Special Water.

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 2810 109 128 1 YEAR: 16 SEQUENCE: 010 1
PIN: 5U51Q6

For American Express, Mastercard and Visa payments call 1(888) 473-0835 and have available the EFT number listed above. Service fees will be charged.

SPECIAL INFORMATION

FOR THE FOLLOWING REASON: THIS SUPPLEMENTAL ASSESSMENT IS IN COMPLIANCE WITH ARTICLE 13A OF THE CALIFORNIA CONSTITUTION. IT REFLECTS THE INCREASE IN YOUR PROPERTY TAXES DUE TO CHANGE IN OWNERSHIP OCCURRING 11-17-16. SUPPLEMENTAL BILL DUE TO TRANSFER

FULL YEAR SUPPLEMENTAL TAXES DUE \$1,171.07
PRORATION FACTOR SEE TEXT AUDITOR CONTROLLER .58
PRORATED SUPPLEMENTAL TAXES \$679.22

ADDITIONAL CHARGES NOT SUBJECT TO PRORATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
28222 VIA SONATA DR SANTA CLAR
TR-52455-08 LOT 1 MOD Q CONDO UNIT 78
(AIRSPACE AND 1/7 INT IN COMMON AREA)

SUPPLEMENTAL TAXES DUE \$679.22
FIRST INSTALLMENT TAXES DUE 05/31/17 \$339.61
SECOND INSTALLMENT TAXES DUE 09/30/17 \$339.61

Table with columns: ROLL YEAR, CURRENT ASSESSED VALUE, PRIOR ASSESSED VALUE, NET ASSESSED VALUE. Rows include Land, Improvements.

ATTENTION: OTHER TAXES HAVE BEEN LEVIED ON THIS PROPERTY FOR THE 2016-2017 FISCAL YEAR AND ARE UNPAID. PLEASE CONTACT THE TAX COLLECTOR'S OFFICE FOR A SUBSTITUTE BILL SHOWING THE OUTSTANDING AMOUNT(S) AND DUE DATE(S).

ASSESSOR'S REGIONAL OFFICE

REGION #B1 INDEX: TRA: 14814
NORTH DISTRICT OFFICE
13800 BALBOA BLVD.
SYLMAR CA 91342
(818) 833-6000
PRINT NO.: 1635 AUTH. NO.: 000000 AA
MAILED BY: 04-06-17

TOTAL 96,457
LESS EXEMPTION:
NET SUPPLEMENTAL VALUE 96,457

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

SUPPLEMENTAL 2016

CHEDE, BALAKRISHNA AND
28222 VIA SONATA DR
SANTA CLARITA CA 91354-3096
PAYMENT DUE 09/30/17
IF NOT RECEIVED OR POSTMARKED BY 09/30/17 \$383.57
REMIT AMOUNT OF

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.

71245



2ND

DETACH AND MAIL THIS STUB WITH YOUR 1ST INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

SUPPLEMENTAL 2016

CHEDE, BALAKRISHNA AND
28222 VIA SONATA DR
SANTA CLARITA CA 91354-3096
PAYMENT DUE 05/31/17
IF NOT RECEIVED OR POSTMARKED BY 05/31/17 \$373.57
REMIT AMOUNT OF

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.

91269



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## IMPORTANT INFORMATION

### HOW YOUR SUPPLEMENTAL TAX BILL IS CREATED AND WHAT OFFICE TO CONTACT FOR ADDITIONAL INFORMATION.

California State law requires the reassessment of property as of the first day of the month following an ownership change, or the completion of new construction.

Typically, new construction is any substantial addition to real property (e.g., adding a new room, pool, or garage) or any substantial alteration which restores a building, room, or other improvement to the equivalent of being new (e.g., completely renovating an outdated kitchen).

The Los Angeles County **ASSESSOR** first determines the new value of the property based on current market values. The Assessor then calculates the difference between the new value (set at the time of purchase or completion of new construction) and the old value set on January 1 for the preceding fiscal year period, July 1 through June 30. The result is the supplemental assessment value.

The Supplemental Tax Bill is sent in addition to the Annual Tax Bill and **both** must be paid by the date shown on the bill. If you purchase and then sell the property within a short period of time, the Supplemental Tax Bill you receive should cover only those months during which you owned the property, and the new owner should receive a separate Supplemental Tax Bill. If you require additional information on supplemental assessments, please contact your nearest Assessor's regional office at the address and telephone number shown on the front of this bill, call 1(213) 974-3211 or toll free 1(888) 807-2111, or visit [lacountypropertytax.com](http://lacountypropertytax.com)

After the new value and proration period is established, the Los Angeles County **AUDITOR-CONTROLLER** computes the taxes based on the prorated time period and the new value. If the value was increased, the new tax amount is based on the new difference between the prior and current value. If the value decreased, negative amounts are reflected to indicate a refund has been or will be issued. Supplemental taxes are adjusted by a proration factor to reflect that portion of the tax year remaining effective on the first day of the month following the date on which change of ownership, or completion of construction occurred. The factors from the following table are used in determining the prorated tax amount.

#### \*Current Roll Supplemental Tax to be multiplied by:

If effective date is on or after	January 1, 1997
July	1.00
August	.92
September	.83
October	.75
November	.67
December	.58
January	.50
February	.42
March	.33
April	.25
May	.17
June	.08

#### Definitions

\*Current Roll means the roll for the fiscal year (July 1 - June 30).

\*\*If the change of ownership or completion of new construction was effective during one of these months, you will receive another Supplemental Tax Bill for the succeeding fiscal year.

Information about the computation of changes not subject to proration, taxes, refunds or negative tax values should be directed to the Los Angeles County **AUDITOR-CONTROLLER** 1(213) 974-8368 or 1(888) 807-2111, or by email at [propertytax@auditor.lacounty.gov](mailto:propertytax@auditor.lacounty.gov)

The Los Angeles County **TREASURER AND TAX COLLECTOR** mails Supplemental Tax Bills throughout the tax year. As a result, Supplemental Tax Bill due dates vary. If the bill is mailed between July 1 and October 31, the taxes become delinquent at 5:00 PM on December 10 for the first installment and 5:00 PM on April 10 for the second installment (the same delinquency schedule as for the Annual Tax Bills mailed on or before November 1).

If the bill is mailed between November 1 and June 30, the delinquency date is printed on the bill. The first installment is delinquent at 5:00 PM on the last day of the month following the month in which the bill was mailed. The second installment is delinquent at 5:00 PM on the last day of the fourth month after the first installment delinquency date.

If the front of this bill has the notation "Prior Delinquency", this is to alert you that taxes from a previous year are unpaid. The amount of the delinquency is **not** included in this bill. If the delinquency continues for 3 years for non-residential commercial property, including vacant lots, or 5 years for residential property, your property can be sold at a public auction. You can prevent this by either paying the delinquency in full or, if you qualify, by establishing a five-year payment plan. For more information, contact the Los Angeles County **TREASURER AND TAX COLLECTOR'S** office.

**IF YOUR MORTGAGE LENDER PAYS YOUR ANNUAL TAXES, DO NOT ASSUME THEY WILL PAY THIS BILL, AS TYPICALLY THEY DO NOT RECEIVE NOR PAY SUPPLEMENTAL TAX BILLS. YOU SHOULD CONTACT THEM IMMEDIATELY.**

#### HOW TO CONTACT OUR OFFICE

Visit us: 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012  
Call us: 1(213) 974-2111, if outside of Los Angeles County, or 1(888) 807-2111. If in

Los Angeles County, anyone who is hearing impaired and has TDD equipment may leave a message at 1(213) 974-2196 or use California Relay Services 1(800) 735-2929.

E-mail us: [info@tlc.lacounty.gov](mailto:info@tlc.lacounty.gov)

Fax us: 1(213) 620-7948

Write us: Treasurer and Tax Collector, P.O. Box 512102  
Los Angeles, CA 90051-0102

Website: [lacountypropertytax.com](http://lacountypropertytax.com)

Si usted requiere información en Español acerca de los impuestos de su propiedad, por favor llame al 1(213) 974-2111 o al 1(888) 807-2111. Operadores que hablan Español le ayudarán también puede visitar nuestra página de Web al [lacountypropertytax.com](http://lacountypropertytax.com).

#### LOS ANGELES COUNTY ASSESSMENT APPEALS BOARD

The property taxes you pay are primarily based on your property's assessed value as determined by the Los Angeles County Assessor. If you disagree with the assessed value placed on your property, you can file an appeal with the Assessment Appeals Board during the filing periods stated below.

The application filing periods for assessment appeals are:

Regular Assessments - filing date is July 2 to November 30.

Supplemental / Adjusted / Escape / Roll Corrections - filing date is within 60 days after the mailing date on the Notice of Assessed Value Change or Supplemental / Adjusted / Escape Assessments Tax Bill.

Misfortune & Calamity Reassessments - file within six months of the mailing date of the Assessor's proposed reassessment notice due to property damaged by misfortune or calamity.

Applications may be filed online at: [lacaab.lacounty.gov](http://lacaab.lacounty.gov).

The Los Angeles County Assessment Appeals Board is located at 500 West Temple St., Room B4, Los Angeles, CA 90012. Telephone numbers: 1(213) 974-1471, 1(888) 807-2111; 1(800) 735-2929 (TDD); website: [lacountypropertytax.com](http://lacountypropertytax.com)

**Electronic Check Processing** - When you provide a check as payment, you authorize the County of Los Angeles to either use information from your check to make a one-time electronic fund transfer from your bank account or process the payment as a check transaction. If we use information from your check to make an electronic fund transfer, funds may be withdrawn from your bank account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. The transaction will appear on your bank statement as "LA County Treasurer."

## SEND THIS STUB WITH YOUR 2nd INSTALLMENT PAYMENT

OR

**SAVE MONEY! SAVE TIME! PAY ONLINE at [lacountypropertytax.com](http://lacountypropertytax.com)**

**PLEASE DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT**

## SEND THIS STUB WITH YOUR 1st INSTALLMENT PAYMENT

OR

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**PLEASE DO NOT SEND CORRESPONDENCE WITH YOUR PAYMENT**

**Electronic Check Processing** - When you provide a check as payment, you authorize the County of Los Angeles to either use information from your check to make a one-time electronic fund transfer from your bank account or process the payment as a check transaction. If we use information from your check to make an electronic fund transfer, funds may be withdrawn from your bank account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. The transaction will appear on your bank statement as "LA County Treasurer."