

# 2019 ANNUAL SECURED PROPERTY TAX INFORMATION STATEMENT 2019

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

## SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020

KEITH KNOX, ACTING TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [propertytax.lacounty.gov](http://propertytax.lacounty.gov)

ASSESSOR'S ID. NO. YR SEQ CK

### PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 8258 016 002 19 000

OWNER OF RECORD AS OF JANUARY 1, 2019

SAME AS BELOW

### MAILING ADDRESS

0063924-0063924 SINGL 002 1234-- 828771



JAO, TA WEI AND  
CHEN, MEI LING  
18480 AGUIRO ST  
ROWLAND HEIGHTS CA 91748-4503



### ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 8258 016 002 5 YEAR: 19 SEQUENCE: 000 9

PIN: 1NUZV2

### SPECIAL INFORMATION



**INFORMATION ONLY**

### PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

18480 AGUIRO ST ROWLAND HE  
GRAZIDE TRACT LOT COM S 77°13' W 1025.95  
FT AND N 6°36'30" W 1047.26 FT AND S  
COMPLETE DESCRIPTION IN ASSESSOR RECORDS  
LOT 6

### TOTAL TAXES DUE

FIRST INSTALLMENT TAXES DUE NOV. 1, 2019

SECOND INSTALLMENT TAXES DUE FEB. 1, 2020

**\$10,740.35**

**\$5,370.18**

**\$5,370.17**

### VALUATION INFORMATION

ROLL YEAR 19-20

CURRENT ASSESSED VALUE

TAXABLE VALUE

LAND

340,772

340,772

IMPROVEMENTS

509,072

509,072

### ASSESSOR'S REGIONAL OFFICE

REGION #11 INDEX: TRA: 12004

EAST DISTRICT OFFICE

1190 DURFEE AVE.

SOUTH EL MONTE CA 91733

(626) 258-6001

TOTAL

LESS EXEMPTION:

849,844

NET TAXABLE VALUE

849,844

ACCT. NO.: 525 PRINT NO.: 662891 BILL ID.: IB





# IMPORTANT INFORMATION

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

It takes three separate Los Angeles County offices, ASSESSOR, AUDITOR-CONTROLLER, and TREASURER AND TAX COLLECTOR to produce and account for your property tax bill and payment.

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The Los Angeles County **ASSESSOR** establishes the assessed value of your property by appraising the value of that property under applicable State law. The assessed value of your property is placed on the "Assessment Roll." The Assessor also approves and applies all exemptions which are included in the Assessment Roll. The Roll is then presented to the Los Angeles County Auditor-Controller for further processing.

The items listed below are within the jurisdiction of the Assessor's Office and questions regarding these areas should be directed to that office; or, visit the website at [propertytax.lacounty.gov](http://propertytax.lacounty.gov):

Assessed Values	Homeowners' Exemptions
Exemptions - General	Name/Address Changes
Reappraisable Changes in Ownership	
Parent/Child Transfers (Proposition 58)	
Senior Citizens' Transfers (Propositions 60 and 90)	
Grandparent/Grandchild Transfers (Proposition 193)	

The Los Angeles County Assessor's Public Service Section is located in Room 225, 500 W. Temple St., Los Angeles, CA 90012-2770.

You may send a request for assistance by going to:

[assessor.lacounty.gov/contact-the-assessor/](http://assessor.lacounty.gov/contact-the-assessor/), or you may send an email to [helpdesk@assessor.lacounty.gov](mailto:helpdesk@assessor.lacounty.gov).

The address and phone number of the Assessor's district office that handles your assessment is shown on the front of this bill.

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The Los Angeles County **AUDITOR-CONTROLLER** adds direct assessments to the Tax Roll then applies the General Tax Levy (1%) and Voted Indebtedness (voter & bonded) tax rates to the value on the Tax Roll. This function is called "extending the Assessment Roll." The Extended Roll is then sent to the Los Angeles County Treasurer and Tax Collector for individual tax bill distribution and payment collection.

Direct Assessment questions should be directed to the agency authorizing the charge at the telephone number shown on the face of this bill. This information is also available online at: [auditor.lacounty.gov/direct-assessments](http://auditor.lacounty.gov/direct-assessments).

The Los Angeles County Auditor-Controller is located in Room 153, 500 W. Temple St., Los Angeles, CA 90012-3552.

Website: [propertytax.lacounty.gov](http://propertytax.lacounty.gov)

Information related to the items listed below are within the jurisdiction of the Auditor-Controller and questions regarding these areas should be directed to that office by email at [prcpropertytax@auditor.lacounty.gov](mailto:prcpropertytax@auditor.lacounty.gov):

Direct Assessments	Refunds - Change in Taxes Due to an Assessor Value Change
General Tax Levy	Voted Indebtedness

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**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 Co TTC Paymnt."

The Los Angeles County **TREASURER AND TAX COLLECTOR** receives the Extended Roll, prints the property tax bills and mails them to the names and addresses on the Roll. When you send your remittance to pay your tax bill, the Treasurer and Tax Collector then posts that payment to your property. The Los Angeles County Treasurer and Tax Collector is located at 225 N. Hill St., Los Angeles, CA 90012-2798.

The items listed below are within the jurisdiction of the Treasurer and Tax Collector. Questions regarding these areas should be directed to this office:

Due Dates	Payment Amount	Refunds - Overpayments
Payment Posting		Defaulted Taxes

If these taxes remain unpaid after June 30th of the fiscal year indicated on the reverse side of this bill, you will be charged delinquency penalties, costs, redemption penalties, and a redemption fee.

School district parcel tax exemption information is available online at [ttc.lacounty.gov](http://ttc.lacounty.gov).

## 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 at 1(800) 735-2929.

Email us: [info@ttc.lacounty.gov](mailto:info@ttc.lacounty.gov)

Fax us: 1(213) 620-7948

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

Website: [propertytax.lacounty.gov](http://propertytax.lacounty.gov)

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. Operadoras que hablan Español le ayudarán. También puede visitar nuestra página de Web al [propertytax.lacounty.gov](http://propertytax.lacounty.gov).

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## 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 no later than 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 W. Temple St., Room B4, Los Angeles, CA 90012; telephone numbers: 1(213) 974-1471; 1(888) 807-2111; 1(800) 735-2929 (TDD);

Website: [bos.lacounty.gov/Services/Assessment-Appeals](http://bos.lacounty.gov/Services/Assessment-Appeals).