EF-571-R-R27-0524-55000086-1 BOE-571-R (P1) REV. 27 (05-24)

## **APARTMENT HOUSE PROPERTY STATEMENT FOR 2025**

(Declaration of costs and other related property information as of 12:01 A.M., January 1, 2025)



Sonora, CA 95370

2 South Green Street, Third Floor

Phone: (209) 533-5535 Fax: (209) 533-5674

Kaenan Whitman

Email: assessor@tuolumnecounty.ca.gov

**Tuolumne County Assessor - Recorder** 

RETURN THIS ORIGINAL FORM FILE RETURN BY APRIL 1, 2025  NAME AND MAILING ADDRES	<b>i</b>			ailing address.) <sub>-</sub>	$\neg$			
·							THE PROPERTY (statement for each	
					2. 1	Enter the tota	al number of units fo	or the location listed.
L								in one of the units?
Local Telephone Number Email Address Enter location of general ledger and a STREET	III related accounting	Fax Number	ip code):	TATE ZIP	3. I	Ouring the pe 2024: 1) Did any i limited lia	the unit number priod of January 1, 2 ndividual or legal of bility company, etc.	2024 through December 31, entity (corporation, partnership) acquire a "controlling
Enter name and telephone number of	authorized person to	o contact at location	n of accounting reco	ords:		interest" (entity?		definition) in this business
CAREFULLY READ AND FOLLOW  1. If you no longer own this proper owner:  Name  Mailing Address		of this year, show the	ne name and mailin	ng address of the	e new	(2) If YES, di instructio acquisitio ☐ Yes (3) If YES to BOE-100 of Legal	d this business enting for definition) in for definition) in n?  No both questions (1)  B, Statement of Ch.	ty also own "real property" (see California at the time of the and (2), filer must submit for nange in Control and Ownership the Board of Equalization. See ments.
City and State  4. Do any other individuals, partner	archine or cornoration		Zip Code	ty/other than be	usehold fu			
premises?  Yes  No I	f yes, list below.							T
NAME AND ADDRESS OF O	WNER OF SUCH P	ROPERTY	NA	TURE OF THE	BUSINESS	S OR PROPI	ERTY	ASSESSOR'S
								USE ONLY
5. Do you hold furniture or equipn  Yes No If <b>yes</b> , lis		ners on a loan, rent	al, or lease basis?					
NAME AND ADDRESS OF O	WNER OF SUCH P	ROPERTY		QUANTITY	AND DES	CRIPTION		
ENTER BELOW the number of Schedule A. <b>Do not</b> include, eight				ators, not built-in	n), and unfo	ur <mark>nis</mark> hed unit	s. Also complete	
	SLP. ROOM	STUDIO	1 BEDRM.	2 BEDRM.	3	BEDRM.	LARGER	
FULLY FURNISHED								
PARTLY FURNISHED								
UNFURNISHED								
TOTALS								
7. Supplies					Cost			
8. Furniture and appliances				Enter From S	Schedule A	ı		
Other furniture and equipment				Enter From S	Schedule B			
10.								
						TOTAL FU	ILL VALUE	
						PERSONA	AL PROPERTY	
						FIXTURES	3	
						OTHER IN	MPROVEMENTS	

LAND

**SCHEDULES OF DEPRECIABLE PROPERTY — SCHEDULES A and B.** Items may be listed separately within the year of acquisition on a separate schedule, or items may be grouped by year of acquisition and listed on the schedules below. If you purchased the property as a unit, report on Schedules A & B the previous owner's original cost by the original year of acquisition of the furniture and equipment that was included in your purchase.

Enter the total installed cost including freight, excise taxes, and sales and use taxes of all furniture, and other equipment located on the premises. **Include fully depreciated items**. Do not include licensed vehicles. Depreciation schedules may be attached if they provide the desired information.

SCHEDULE A	FURNITURE AND APPLIAN do not include built-ins)	CES (include it	ems in storage,	SCHEDUL	E B OTHER FURNITURE AN pool, vending, signs, fire e	ID EQUIPMENT (c extinguishers)	ffice, lobby, lau		
	Original Installed Cost	FOR ASSESSO	FOR ASSESSOR'S USE ONLY		Original Installed Cost	FOR ASSESSOR'S USE ONLY			
	(NOT depreciated book value)	Factor	Value	Acquisition	(NOT depreciated book value)	Factor	Value		
2024				2024					
2023				2023					
2022				2022					
2021				2021					
2020				2020					
2019				2019					
2018				2018					
2017				2017					
2016				2016					
2015				2015					
2014 & prior				2014 & prior					
TOTAL COST \$				TOTAL COST \$					
Enter on line 8,	page 1.			Enter on line	9, page 1.				
REMARKS:				Λ					

# DECLARATION BY ASSESSEE

Note: The following declaration must be completed and signed. If you do not do so, it may result in penalties.

I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, including accompanying schedules, statements or other attachments, and to the best of my knowledge and belief it is true, correct, and complete and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12:01 a.m. on January 1, 2025.

OWNERSHIP TYPE (☑)		SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT*	DATE	
		NAME OF ASSESSEE OR AUTHORIZED AGENT* (typed or printed)	TITLE	
Proprietorship				
Partnership		NAME OF LEGAL ENTITY (other than DBA) (typed or printed)	FEDERAL EMPLOYER ID NUMBER	
Corporation				
Other	_ 🗆	PREPARER'S NAME AND ADDRESS (typed or printed)	TELEPHONE NUMBER	TITLE

\*Agent: See page 3 for Declaration by Assessee instructions.



#### **INSTRUCTIONS**

California law prescribes a yearly ad valorem tax based on property as it exists at 12:01 a.m. on January 1 (tax lien date). This form constitutes an official request that you declare all assessable business property situated in this county which you owned, claimed, possessed, controlled, or managed on the tax lien date, and that you sign (under penalty of perjury) and return the statement to the Assessor's Office by the date cited on the face of the form as required by law. Failure to file the statement during the time provided in section 441 of the Revenue and Taxation Code will compel the Assessor to estimate the value of your property from other information in the Assessor's possession and add a penalty of 10 percent of the assessed value as required by section 463 of the Code.

#### **LINE 3. PROPERTY TRANSFER**

**Real Property** – For purposes of reporting a change in control, real property includes land, structures, or fixtures owned or held under lease from (1) a private owner if the remaining term of the lease exceeds 35 years, including written renewal options, (2) a public owner (any arm or agency of local, state, or federal government) for any term or (3) mineral rights owned or held on lease for any term, whether in production or not.

**Controlling Interest –** When any person or legal entity obtains more than 50 percent of the voting stock of a corporation, or more than a 50 percent ownership interest in any other type of legal entity. The interest obtained includes what is acquired directly or indirectly by a parent or affiliated entity.

Forms, Filing Requirements & Penalty Information – Contact the Legal Entity Ownership Program Section at 916-274-3410 or refer to the Board's website at <a href="https://www.boe.ca.gov">www.boe.ca.gov</a> to obtain form BOE-100-B, applicable filing requirements, and penalty information.

- LINE 4. Check the appropriate box. If yes is checked, enter the name and address of the owner of the furniture or equipment. Briefly describe the nature of the business or property. **Do not** report household furnishings owned by tenants and used in their living quarters, or other personal property owned or controlled by tenants.
- LINE 5. Check the appropriate box. If **yes** is checked, enter the name and address of the owner or lessor and the quantity and description of the furniture or equipment. The lessor of the items will be asked to declare them.
- LINE 6. Enter the number of fully furnished, partly furnished, and unfurnished units in the appropriate column or columns. If the owner of the building (other than a corporation) occupies a unit as his living quarters, do not include it. Please indicate in the REMARKS area the items contained in a typical PARTLY FURNISHED apartment of each size. A sleeping room is a room with no kitchen facilities; a studio contains a kitchen and a convertible living room; a 1 bedrm. contains a bedroom, living room, kitchen, etc. Attach additional sheets if necessary.
- LINE 7. Enter the cost of supplies that are on hand at 12:01 a.m. on January 1 of this year. Include janitorial and pool supplies, whether carried in your asset accounts or expensed.
- LINES 8 and 9. Enter the total cost from Schedules A and B.
- SCHEDULE A. Complete the schedule as instructed. If a portion of the furniture used in your rental units has been placed in storage, include the cost in the schedule and enter in the remarks the address where stored. **Do not** include built-in appliances, installed carpeting, or drapes as furniture; such items are considered part of the building. **Include** ranges, refrigerators, dishwashers, etc., if not built-in.
- SCHEDULE B. Complete the schedule as instructed. Include all equipment not reported in Schedule A. If you care to attach a schedule listing types of equipment separately, you may do so.

### **DECLARATION BY ASSESSEE**

The law requires that this property statement, regardless of where it is executed, shall be declared to be true under penalty of perjury under the laws of the State of California. The declaration must be signed by the assessee, a duly appointed fiduciary, or a person authorized to sign on behalf of the assessee. In the case of a **corporation**, the declaration must be signed by an officer or by an employee or agent who has been designated in writing by the board of directors, by name or by title, to sign the declaration on behalf of the corporation. In the case of a **partnership**, the declaration must be signed by a partner or an authorized employee or agent. In the case of a **Limited Liability Company** (LLC), the declaration must be signed by an LLC manager, or by a member where there is no manager, or by an employee or agent designated by the LLC manager or by the members to sign on behalf of the LLC.

When signed by an employee or agent, other than a member of the bar, a certified public accountant, a public accountant, an enrolled agent or a duly appointed fiduciary, the assessee's written authorization of the employee or agent to sign the declaration on behalf of the assessee must be filed with the Assessor. The Assessor may at any time require a person who signs a property statement and who is required to have written authorization to provide proof of authorization.

A property statement that is not signed and executed in accordance with the foregoing instructions is not validly filed. The penalty imposed by section 463 of the Revenue and Taxation Code for failure to file is applicable to unsigned property statements.

THIS STATEMENT IS NOT A PUBLIC DOCUMENT. THE INFORMATION DECLARED WILL BE HELD SECRET BY THE ASSESSOR.

