EF-571-R-R27-0524-31000225-1 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)



2980 Richardson Drive Auburn, CA 95603-2640 Phone: (530) 889-4300

Matthew R. Maynard

Placer County Assessor

Email: assessor@placer.ca.gov Website: www.placer.ca.gov/assessor

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.

NAME AND MAILING ADDR				I			THE PROPERTY (statement for each		
					2. Ente	r the tota	I number of units for	or the location listed.	
L							Do you live	in one of the units?	
Local Telephone Number		Fax Numbe	r		lf ve	s. enter t	□ res □ he unit number	NO	
Email Address Enter location of general ledger and	d all related accounting	records (include a	rin code):			ng the pe		2024 through December 31,	
STREET	d all related accounting	CITY	· · ·	TATE ZIP			ndividual or legal e	entity (corporation, partnership	
OTTLET				2"	li	imited lia	bility company, etc.) acquire a "controlling	
Enter name and telephone number	r of authorized person to	contact at location	on of accounting reco	ords:	e	entity?		definition) in this business	
						ີ Yes 〔 f YES. di		ty also own "real property" (see	
CAREFULLY READ AND FOLLO	W THE ACCOMPANYI	NG INSTRUCTIO	NS.		i	nstructio	ns for definition) in	California at the time of the	
 If you no longer own this pro owner: 	operty as of January 1 o	of this year, show t	he name and mailin	g address of the ne		cquisitio			
Name					(3) l	f YES to	both questions (1)	and (2), filer must submit form	
Mailing Address					_ (BOE-100-B, Statement of Change in Control and Ownershi of Legal Entities, to the State Board of Equalization. Se			
City and State			Zip Code		i	nstructio	ns for filing requirer	nents.	
4. Do any other individuals, par premises? ☐ Yes ☐ No	rtnerships or corporation	s do business or o	own personal proper	ty (other than house	hold furnitu	ire and p	ersonal effects of ye	our tenants) located on your	
NAME AND ADDRESS OF		ROPERTY	NA	TURE OF THE BUS	SINESS OF	R PROPI	ERTY	ASSESSOR'S	
								USE ONLY	
5. Do you hold furniture or equ		ers on a loan, ren	tal, or lease basis?						
	, list below.								
NAME AND ADDRESS OF	FOWNER OF SUCH PR	ROPERTY		QUANTITY AN	D DESCRI	PTION			
6. ENTER BELOW the numbe Schedule A. Do not include,	er of fully furnished, part , either here or in Sched	y furnished (e.g., ule A, any unit in	stoves and refrigera which you live.	ators, not built-in), a	nd unfurnis	shed unit	s. Also complete		
	SLP. ROOM	STUDIO	1 BEDRM.	2 BEDRM.	3 BED	RM.	LARGER		
FULLY FURNISHED									
PARTLY FURNISHED									
UNFURNISHED									
	1								
TOTALS									
			I		Cost				
TOTALS 7. Supplies 8. Furniture and appliances				Enter From Scho	edule A				
TOTALS 7. Supplies	ent			Enter From Sche	edule A				
TOTALS 7. Supplies 8. Furniture and appliances	ent				edule A				
TOTALS 7. Supplies 8. Furniture and appliances 9. Other furniture and equipme	ent				edule A	OTAL EL	III VALLIE		
TOTALS 7. Supplies 8. Furniture and appliances 9. Other furniture and equipme	ent				edule A edule B		LL VALUE		
TOTALS 7. Supplies 8. Furniture and appliances 9. Other furniture and equipme	ent				edule A edule B	ERSONA	AL PROPERTY		
TOTALS 7. Supplies 8. Furniture and appliances 9. Other furniture and equipme	ent				edule A redule B To	ERSONA	AL PROPERTY		

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 APPLIANCES (include items in storage; do not include built-ins)			SCHEDULE B OTHER FURNITURE AND EQUIPMENT (office, lobby, laund pool, vending, signs, fire extinguishers)					
Year of Acquisition	Original Installed Cost (NOT depreciated book value)	FOR ASSESSOR'S USE ONLY		Year of	Original Installed Cost	FOR ASSESSOR'S USE ONLY		
		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 Enter on line 8,				TOTAL COS				
REMARKS:								
			DECLARATIO	N BY ASSE	SSFF			

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 www.boe.ca.gov 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.



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