

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024
KEITH KNOX, TREASURER AND TAX COLLECTOR

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

ASSESSOR'S ID. NO. YR SEQ CK

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 4322 015 014 23 000
OWNER OF RECORD AS OF JANUARY 1, 2023
SAME AS BELOW

MAILING ADDRESS 000042285 02 AV 0.498

0042285-0042285 SNGL 001 1234-- 569549

11021 W PICO BOULEVARD LLC AND
KASSABIAN INVESTMENT CO LLC
C/O MARK KASSABIAN
350 W COLORADO BLVD STE 200
PASADENA CA 91105-1855



DETAIL OF TAXES DUE FOR

4322 015 014 23 000 53

Table with columns: AGENCY, AGENCY PHONE NO., RATE, AMOUNT. Includes rows for GENERAL TAX LEVY, VOTED INDEBTEDNESS (CITY-LOS ANGELES, METRO WATER DIST, COMMNTY COLLEGE, UNIFIED SCHOOLS), and DIRECT ASSESSMENTS (SAFE CLEAN WATER, FLOOD CONTROL, LACITY PARK DIST, LA STORMWATER, RPOSD MEASURE A, CITY LT MAINT, TRAUMA/EMERG SRV, LA WEST MOSQ AB).

Save Money - Save Time - Pay Online
ftc.lacounty.gov

Electronic Payment Information
(Required for Online and Telephone Payments)
ID#:19 4322 015 014 4 YEAR:23 SEQUENCE:000 3
Personal Identification Number (PIN)
PIN: 8EGF3V

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

11021 W PICO BLVD LOS ANGELE
TRACT # 5609 LOTS 14 AND
LOT 15 BLK 16

VALUATION INFORMATION

Table with columns: ROLL YEAR 23-24, CURRENT ASSESSED VALUE, TAXABLE VALUE. Includes rows for LAND and IMPROVEMENTS.

ASSESSOR'S REGIONAL OFFICE

REGION #25 INDEX: TRA:00067
WEST DISTRICT OFFICE
500 W TEMPLE STREET #183-19
LOS ANGELES CA 90012
(310)665-5300

Table with columns: TOTAL, LESS EXEMPTION, NET TAXABLE VALUE. Values: 2,086,251; 2,086,251.

ACCT. NO.: PRINT NO.: 771967 BILL ID.:

Table with columns: 1ST, 2ND, 1ST + 2ND. Values: \$13,144.26; \$13,144.24; \$26,288.50. Includes due dates and penalties.

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00. SEE REVERSE SIDE FOR MORE INFORMATION.

DETACH AND MAIL WITH YOUR PAYMENT
SAVE MONEY! SAVE TIME! PAY ONLINE!

ANNUAL 2023

FOR MAILING ADDRESS CHANGE
PLEASE SEE REVERSE SIDE OF THIS
PAYMENT COUPON.

11021 W PICO BOULEVARD LLC AND
350 W COLORADO BLVD STE 200
PASADENA CA 91105-1855

ASSESSOR'S ID. NO. YR SEQ CK PK
4322 015 014 23 000 53 2

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

2ND Installment Taxes due Feb. 1 and must
be received or USPS Postmarked by April 10
If received or postmarked after, include
10% penalty and \$10 cost

\$13,144.24

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

63583

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

24623000343220150140001314424000144686658320410

2ND

DETACH AND MAIL WITH YOUR PAYMENT
SAVE MONEY! SAVE TIME! PAY ONLINE!

ANNUAL 2023

FOR MAILING ADDRESS CHANGE
PLEASE SEE REVERSE SIDE OF THIS
PAYMENT COUPON.

11021 W PICO BOULEVARD LLC AND
350 W COLORADO BLVD STE 200
PASADENA CA 91105-1855

ASSESSOR'S ID. NO. YR SEQ CK PK
4322 015 014 23 000 53 1

1ST INSTALLMENT DUE INDICATE AMOUNT PAID

1ST Installment Taxes due Nov. 1 and must
be received or USPS Postmarked by December 10
If received or postmarked after, include
10% penalty

\$13,144.26

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

63585

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

23623000343220150140001314426000144586858511211

1ST