

# ANNUAL SECURED PROPERTY TAX BILL

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY  
**SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023**  
 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](http://propertytax.lacounty.gov)

**PROPERTY IDENTIFICATION**  
 ASSESSOR'S ID. NO.: 4322 015 014 22 000  
 OWNER OF RECORD AS OF JANUARY 1, 2022  
 SAME AS BELOW

**MAILING ADDRESS** 000044604 02 AV 0.455  
 0044604-0044604 SNGL 001 1234-- 457596



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



Save Money – Save Time – Pay Online  
[tfc.lacounty.gov](http://tfc.lacounty.gov)

**Electronic Payment Information**  
 (Required for Online and Telephone Payments)  
 ID#: 19 4322 015 014 4 YEAR: 22 SEQUENCE: 000 4  
**Personal Identification Number (PIN)**  
 PIN: 8EGF3V

**SPECIAL INFORMATION**

DETAIL OF TAXES DUE FOR		4322 015 014	22 000	54
AGENCY	AGENCY PHONE NO.	RATE		AMOUNT
GENERAL TAX LEVY		1.000000	\$	20,453.45
ALL AGENCIES				
VOTED INDEBTEDNESS				
CITY-LOS ANGELES		.016066	\$	328.60
METRO WATER DIST		.003500		71.59
COMMNTY COLLEGE		.024882		508.92
UNIFIED SCHOOLS		.121072		2,476.34
DIRECT ASSESSMENTS				
SAFE CLEAN WATER	(833) 275-7297		\$	253.33
LA STORMWATER	(213) 485-2464			76.11
FLOOD CONTROL	(626) 979-5498			95.47
CITY LT MAINT	(213) 847-1821			368.52
LA WEST MOSQ AB	(310) 915-7370			14.65
RPOSD MEASURE A	(833) 265-2600			105.46
LACITY PARK DIST	(213) 485-4795			36.26
TRAUMA/EMERG SRV	(866) 587-2862			310.20

**PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION**  
 11021 W PICO BLVD LOS ANGELE  
 TRACT # 5609 LOTS 14 AND  
 LOT 15 BLK 16

ROLL YEAR 22-23	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	1,324,109	1,324,109
IMPROVEMENTS	721,236	721,236

**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

TOTAL	2,045,345
LESS EXEMPTION:	
NET TAXABLE VALUE	2,045,345

ACCT. NO.: PRINT NO.: 774358 BILL ID.:

1ST	\$12,549.45	2ND	\$12,549.45	1ST + 2ND	\$25,098.90
	DUE NOVEMBER 1, 2022 (After December 10, 2022, add 10% penalty)		DUE FEBRUARY 1, 2023 (After April 10, 2023, add 10% penalty and \$10 cost)		IF PAYING BOTH BY DECEMBER 10, 2022 (Include 1st & 2nd stubs if paying by mail)

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

SEE REVERSE SIDE FOR MORE INFORMATION

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

**ANNUAL 2022**

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 22 000 54 2

**FOR MAILING ADDRESS CHANGE**  
 PLEASE MARK BOX BELOW AND  
 COMPLETE FORM ON REVERSE SIDE  
 OF THIS PAYMENT COUPON.

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

**\$12,549.45**

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

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

74560

23722000443220150140001254945000138143956020410

**2ND**

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

**ANNUAL 2022**

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 22 000 54 1

**FOR MAILING ADDRESS CHANGE**  
 PLEASE MARK BOX BELOW AND  
 COMPLETE FORM ON REVERSE SIDE  
 OF THIS PAYMENT COUPON.

1ST INSTALLMENT DUE INDICATE AMOUNT PAID

**\$12,549.45**

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

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

64584

22622000443220150140001254945000138043958411212

**1ST**