

Date: [Insert Date]

Property Address: [Insert Property Address/Description]

Parcel Number (APN): [Insert APN]

Buyer: [Insert Buyer Name]

Seller: [Insert Seller Name]

Vacant Land Tax Proration Acknowledgment

The undersigned Buyer and Seller hereby acknowledge and agree to the following regarding the proration of real property taxes for the subject vacant land:

1. **Proration Basis:** Taxes shall be prorated through the date of closing based on the most recent available tax bill or the current assessed value and tax rate.
2. **Closing Adjustment:** Seller is responsible for taxes from the beginning of the tax period up to, but not including, the closing date. Buyer is responsible for taxes from the closing date through the remainder of the tax period.
3. **Finality of Prorations:** The parties agree that the tax proration calculated at the time of closing is [choose one: Final / Subject to readjustment] once the actual tax bill for the current year is issued by the taxing authority.
4. **Assessments:** Any pending or certified special assessments as of the date of closing shall be paid by [Insert Seller or Buyer].
5. **Hold Harmless:** Both parties release the closing agent and/or title company from any liability regarding the accuracy of the tax estimates if based on information provided by local taxing authorities.

By signing below, both parties confirm their understanding and acceptance of these terms.

Seller Signature

Buyer Signature

Date