



**Shari L. Freidenrich, CPA**  
 Orange County Treasurer - Tax Collector  
 P.O. Box 1438 Santa Ana, CA 92702-1438  
 601 N. Ross Street, Santa Ana  
 Office Hours: 8 AM – 5 PM Monday – Friday  
 Call Center Hours: 9 AM – 5 PM (714) 834-3411  
 Property Tax Page: [TaxBill.octreasurer.gov](http://TaxBill.octreasurer.gov)

**INTERNET COPY**

**2025-26 SECURED PROPERTY TAX BILL**

For Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026

0000460-0000460 PDF# 001 1----- 839617

**ASSEESSEE NAME AND ADDRESS ARE NOT AVAILABLE  
 ONLINE PER CA GOV CODE §7928.205**

**TAX TIPS**

- Sign up to receive text or email reminders
- Pay by eCheck — no service fee + emailed receipt
- View online statement, payment history, past bill copies
- View GIS map by clicking map icon on parcel page
- Mailing your payment? Ensure you receive a USPS hand cancelled postmark in order to avoid penalties



Scan QR code to view your specific parcel

**PROPERTY LOCATION**

**48 HALF MOON TRL MISSION VIEJO**

**ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025**

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	398,000	
IMPROVEMENTS - BUILDING	215,132	
<b>TOTAL VALUES:</b>	<b>613,132</b>	<b>7,996.89</b>
HOMEOWNER EXEMPTION	-7,000	-70.49
<b>TOTAL NET TAXABLE VALUE:</b>	<b>606,132</b>	<b>7,926.40</b>

**OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2025**

**ASSEESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §7928.205**

**CORTAC**

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/25	+	2nd Installment DUE 2/1/26	=	TO PAY BOTH INSTALLMENTS BY 12/10/25
931-967-76	82-372	\$3,963.20		\$3,963.20		\$7,926.40

**IMPORTANT INFORMATION  
 INFORMATION COPY**

YOUR MORTGAGE LENDER HAS REQUESTED THIS INFORMATION FOR PAYMENT OF TAXES ON YOUR BEHALF

LOCATED ON AP 759-171-48

**VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS**

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	606,132	6,061.32
METRO WATER D-MWDOC	.00700	606,132	42.42
TAX ON LAND ONLY			
SANTA MARG ID4D BOND	.02940	398,000	117.00
SPECIAL ASSESSMENT CHARGES			
VECTOR CONTROL CHG		(800)273-5167	0.67
MOSQ.FIRE ANT ASSMT		(800)273-5167	5.44
MWD WATER STDBY CHG		(866)807-6864	10.08
CAPISTRANO USD CFD NO. 98-2 LADERA ends 2033 (school)		(949)955-1500	626.00
ORANGE COUNTY CFD 99-1 LADERA ends 2029 (infrastructure)		(949)955-1500	1,063.47
<b>TOTAL CHARGED</b>	<b>1.03640</b>		<b>7,926.40</b>

1ST INSTALLMENT RECEIPT \_\_\_\_\_ DATE \_\_\_\_\_  
 2ND INSTALLMENT RECEIPT \_\_\_\_\_ DATE \_\_\_\_\_

FIRST INSTALLMENT DUE 11/1/25 → DELINQUENT AFTER 12/10/25

**\$3,963.20**

SECOND INSTALLMENT DUE 2/1/26 → DELINQUENT AFTER 4/10/26

**\$3,963.20**

TOTAL DUE AND PAYABLE →

**\$7,926.40**

**INFORMATION COPY**

YOUR MORTGAGE LENDER OR BANK HAS REQUESTED YOUR TAX BILL INFORMATION IN ORDER TO PAY YOUR TAXES. THIS NOTICE IS FOR YOUR PERSONAL RECORDS ONLY. IF YOU NO LONGER HAVE AN IMPOUND ACCOUNT OR IF YOUR BANK SHOULD NOT BE PAYING YOUR TAXES THIS YEAR, YOU MAY USE THIS STATEMENT TO PAY THIS TAX BILL. PAY YOUR TAX BILL ONLINE AT [TAXBILL.OCTREASURER.GOV](http://TAXBILL.OCTREASURER.GOV) OR MAIL A CHECK PAYABLE TO COUNTY OF ORANGE. PLEASE WRITE YOUR **PARCEL NUMBER** ON YOUR CHECK.

**NO LONGER HAVE AN IMPOUND ACCOUNT?**

YOU ARE RESPONSIBLE FOR PAYING YOUR PROPERTY TAXES, AND WILL NOT BE RECEIVING ANOTHER BILL FOR THIS FISCAL YEAR. YOU CAN VIEW WHETHER THERE ARE ANY PROPERTY TAXES DUE ONLINE AT [TAXBILL.OCTREASURER.GOV](http://TAXBILL.OCTREASURER.GOV) BY INPUTTING YOUR ADDRESS AND VIEWING YOUR CURRENT YEAR PROPERTY TAX BILL. IF YOU NEED TO PAY THE TAXES, YOU CAN EITHER GO ONLINE TO PAY THEM USING AN ECHECK (YOUR BANK ACCOUNT) FOR FREE AT [TAXBILL.OCTREASURER.GOV](http://TAXBILL.OCTREASURER.GOV) OR YOU CAN WRITE A CHECK AND MAIL IT TO:

COUNTY OF ORANGE  
 ATTN: TREASURER-TAX COLLECTOR  
 P.O. Box 1438  
 Santa Ana, CA 92702-1438

F074-453 (2025)