

### Subject Property Location

**Property Address** 2103 POSSUM CT  
**City, State & Zip** SAN JACINTO, CA 92582-3703  
**County** RIVERSIDE COUNTY  
**Mailing Address** 2103 POSSUM CT, SAN JACINTO, CA 92582-3703

Report Date: 02/26/2026  
 Order ID: R210765586

**Property Use** Single Family Residential  
**Parcel Number** 436441008

### Estimated New Tax Information

	<b>Effective Date</b>	12/10/2027
	<b>Purchase Price</b>	\$530,000.00
	<b>New Tax Amount</b>	<b>\$8,599.89</b>
	<b>Total Estimated Monthly Amount</b>	<b>\$717.00</b>
	<b>New Effective Rate*</b>	1.623%
	<b>Est. Supplemental</b>	Feb: \$239.00, Mar: \$223.86, Apr: \$210.39

\* New Effective Rate is calculated as the New Tax Amount divided by the Purchase Price

### Escrow Months to Collect at Closing

First Payment Due	Feb	Mar	Apr
<b>Months to Collect</b>	4	0	0
<b>Escrow Deposit</b>	\$2,866.63	\$0.00	\$0.00

### Current Tax Information

<b>Tax Year</b>	2025
<b>Total Taxable Value</b>	NaN
<b>Total Current Tax Amount</b>	\$8,599.89
<b>Current Effective Tax Rate*</b>	NaN

\* Current Effective Tax Rate: Calculated as the Total Current Tax Amount divided by the Total Taxable Value

### Tax Agency Information

	<b>Agency CA0330000</b>		
<b>Agency Type</b>		<b>Due Dates</b>	12/10, 04/10
<b>Agency</b>	RIVERSIDE COUNTY P.O. BOX 12005 RIVERSIDE, CA 92502	<b>Bill Release</b>	10/11
<b>Phone</b>	(951) 955-3900		
<b>Fax</b>	(951) 955-3932		

### Agency Parcel Information

	<b>Parcel Number</b>	436441008				
	<b>Total Taxable Value</b>	NaN	<b>Land Value</b>	\$40,797.00	<b>Improvement Value</b>	\$474,302.00
	<b>Tax Year - Type</b>	<b>Annual Tax Amount</b>	<b>Installment Dates and Amounts</b>	<b>Current Year Status</b>		
	2025 - Regular	\$8,599.89	12/10/2025	\$4,299.94	Not Yet Posted	
			04/10/2026	\$4,299.95	Not Yet Posted	

### Assessments and Bonds

CFD or 1915 Act Bond Exists - 436441008						
Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt	
010000		Variable	Basic 1% Levy	\$5,150.98	\$5,299.99	
033201		Variable	General Obligation Bonds, Election of 2002 & 2006	\$618.12	\$636.00	
039201		Variable	General Obligation Bonds, Election of 2014	\$13.08	\$13.46	
045301		Variable	General Obligation Bonds, Election of 1966	\$36.06	\$37.10	
681377		Fixed	Flood Control NPDES (Santa Ana River)	\$3.74	\$3.74	
681868		Fixed	County Service Area No. 152 (San Jacinto Stormwater)	\$10.00	\$10.00	
682800	CFDPAYG	Fixed	Community Facilities District No. 2003-1	\$671.16	\$671.16	
682820		Fixed	Landscape and Lighting Park District No. 2, Zone 8	\$719.96	\$719.96	
684647		Fixed	Landscape Maintenance District No. 88-1 (Regional Facility)	\$22.14	\$22.14	
685305		Fixed	Water Standby Charge (East)	\$6.94	\$6.94	
685402		Fixed	Combined Standby Charge	\$20.00	\$20.00	
685428	CFD	Fixed	Community Facilities District No. 2004-26, Impv Area 1	\$838.72	\$838.72	
689308		Fixed	Assessment District No. 2003-1, Zone 10	\$320.68	\$320.68	
<b>Total</b>				<b>\$8,431.58</b>	<b>\$8,599.89</b>	

\*Class Definitions

Fixed - A fixed charge to each home annually in the area. The charge applies to the current year and may change or be removed in the future.

Variable - A variable charge based on the assessed value of home. This amount will change upon new ownership.

One Time - A one-time charge, commonly a punitive charge that is not recurring.

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