2025

ANNUAL SECURED PROPERTY TAX BILL

2025

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026

ELIZABETH BUENROSTRO GINSBERG, TREASURER AND TAX COLLECTOR

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

PROPERTY IDENTIFICATION
ASSESSOR'S ID.NO.: 8950 883 303 25 000

OWNER OF RECORD AS OF JANUARY 1, 2025
NOT AVAILABLE ONLINE

MAILING ADDRESS
0034904-0034904 PDFEC 001 1234-- 827461

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

ASSESSOR'S ID. NO. YR SEQ CK
DETAIL OF TAXES DUE FOR 8950 883 303 25 000 61

AGENCY	AGENCY PHONE NO.	RATE		AMOUNT
GENERAL TAX LEVY				
ALL AGENCIES		1.000000	$	225.24
VOTED INDEBTEDNESS				
COMMNTY COLLEGE		.058548	$	13.18
UNIFIED SCHOOLS		.067893		15.29
DIRECT ASSESSMENTS				
TRAUMA/EMERG SRV	(866) 587-2862		$	78.62
RPOSD MEASURE A	(833) 265-2600			23.83

Save Money – Save Time – Pay Online
ttc.lacounty.gov
Electronic Payment Information
(Required for Online and Telephone Payments)
ID#:19 8950 883 303 5 YEAR:25 SEQUENCE:000 1
Personal Identification Number (PIN)
PIN: 4PWRT7

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
4095 FRUIT ST SP 303 LA VERNE*
LAT 6524 05044 8666 015 004

ASSESSOR'S REGIONAL OFFICE
REGION #99 INDEX: TRA:05044
STATE ASSESSED
500 W TEMPLE STREET RM. 250
LOS ANGELES CA 90012
(213)974-8613

ACCT. NO.: PRINT NO.:1234904 BILL ID.:

VALUATION INFORMATION

ROLL YEAR 25-26	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND		
IMPROVEMENTS		
MFD HOME	13,639	13,639
MFD OTHER	8,885	8,885
TOTAL		22,524
LESS EXEMPTION:		
NET TAXABLE VALUE		22,524

1ST	2ND	1ST + 2ND
$178.09 DUE NOVEMBER 1, 2025 (After December 10, 2025, add 10% penalty)	**$178.07** DUE FEBRUARY 1, 2026 (After April 10, 2026, add 10% penalty and $10 cost)	**$356.16** IF PAYING BOTH BY DECEMBER 10, 2025 (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 WITH YOUR PAYMENT
SAVE MONEY! SAVE TIME! PAY ONLINE!

ANNUAL **2025**

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

ASSESSOR'S ID. NO. YR SEQ CK PK
8950 883 303 25 000 61 2

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

2ND INSTALLMENT DUE **$178.07**

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

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

41655

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

2642500018950883303000001780700000205876552041O

2ND

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

ANNUAL **2025**

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

ASSESSOR'S ID. NO. YR SEQ CK PK
8950 883 303 25 000 61 1

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

1ST INSTALLMENT DUE **$178.09**

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

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

51657

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

2552500018950883303000001780900000195896571121O

1ST