



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

INTERNET COPY

2025-26 SECURED PROPERTY TAX BILL

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

0051794-0051794 PDF# 001 1----- 839617

**ASSESSEE 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

2414 NIAGARA WAY COSTA MESA

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	524,353	
IMPROVEMENTS - BUILDING	62,195	

TOTAL VALUES: 586,548 7,027.44

TOTAL NET TAXABLE VALUE: 586,548 7,027.44

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

**ASSESSEE 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
419-165-77	15-033	\$3,513.72	+	\$3,513.72	=	\$7,027.44

IMPORTANT INFORMATION

INFORMATION COPY

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

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	586,548	5,865.48
COAST COMM COLLEGE DIST	.02343	586,548	137.42
NEWPORT MESA UNIFIED	.01730	586,548	101.48
METRO WATER D-MWDOC	.00700	586,548	41.04
SPECIAL ASSESSMENT CHARGES			
VECTOR CONTROL CHG		PHONE NO. (800)273-5167	1.92
TRASH DISPOSAL FEE		(800)273-5167	358.52
SANITARY ASMT		(800)273-5167	118.43
MOSQ.FIRE ANT ASSMT		(800)273-5167	9.07
MWD WATER STDBY CHG		(866)807-6864	10.08
OC SAN REGIONAL SEWER FEE		(714)593-7281	384.00
TOTAL CHARGED	1.04773		7,027.44

1ST INSTALLMENT RECEIPT _____ DATE _____

2ND INSTALLMENT RECEIPT _____ DATE _____

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

\$3,513.72

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

\$3,513.72

**TOTAL DUE AND
PAYABLE →**

\$7,027.44

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** 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 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 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