



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 **INTERNET COPY**
 Property Tax Page: TaxBill.octreasurer.gov

2025-26 SECURED PROPERTY TAX BILL

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

0083903-0083903 PDF# 001 1234-- 832006

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

23368 MERION 172 MISSION VIEJO

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	515,064	
IMPROVEMENTS - BUILDING	283,996	
TOTAL VALUES:	799,060	8,074.60
HOMEOWNER EXEMPTION	-7,000	-70.58
TOTAL NET TAXABLE VALUE:	792,060	8,003.48

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

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
937-272-75	27-077	\$4,001.74		\$4,001.74		\$8,003.48

IMPORTANT INFORMATION

If you sold this property or no longer own it, you can disregard this bill. Property taxes are the responsibility of the new owner. Contact the Office of the Assessor at (714) 834-2727 regarding ownership changes.

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	792,060	7,920.60
METRO WATER D-MWDOC	.00700	792,060	55.44
CAPO USD ID1 1999 EL SER 2012 REF	.00142	792,060	11.25
SPECIAL ASSESSMENT CHARGES			
VECTOR CONTROL CHG			0.67
MOSQ.FIRE ANT ASSMT			5.44
MWD WATER STDBY CHG			10.08
TOTAL CHARGED	1.00842		8,003.48

PHONE NO.
 (800)273-5167
 (800)273-5167
 (866)807-6864

LOCATED ON AP 808-741-24

F074-453 (2025)

1ST INSTALLMENT RECEIPT _____ DATE _____
 2ND INSTALLMENT RECEIPT _____ DATE _____

RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING BY CHECK, YOUR CANCELLED CHECK IS YOUR RECEIPT OR PAY ONLINE AND RECEIVE AN EMAILED RECEIPT

DETACH AND MAIL STUB WITH 2ND INSTALLMENT IN ENVELOPE PROVIDED
 WRITE YOUR PARCEL NO. ON YOUR CHECK

PARCEL NUMBER (APN)	DELINQUENT AFTER
937-272-75	APRIL 10, 2026

ASSEESSEE:

ASSEESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §7928.205
 Make checks payable to: County of Orange

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

INTERNET COPY

AMOUNT DUE AFTER 4/10/26 (INCLUDES 10% PENALTY + \$23 COST)

\$4,424.91

Avoid penalties on 2nd Installment by paying 1st Installment plus penalties by April 10, 2026. View limited cancellation options at octreasurer.gov/penaltyinfo.

0193727275000052025020410260000400174063026000044249100000000000000004

ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck No Cost

- Service Fee Applies (See Reverse)
TaxBill.octreasurer.gov

Scan the code to view and pay your specific parcel online



DUE FEB 1, 2026

2

\$4,001.74

DETACH AND MAIL STUB WITH 1ST INSTALLMENT IN ENVELOPE PROVIDED
 WRITE YOUR PARCEL NO. ON YOUR CHECK

PARCEL NUMBER (APN)	DELINQUENT AFTER	TO PAY BOTH INSTALLMENTS BY DEC. 10
937-272-75	DECEMBER 10, 2025	\$8,003.48

ASSEESSEE:

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 Make checks payable to: County of Orange

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

INTERNET COPY

AMOUNT DUE AFTER 12/10/25 (INCLUDES 10% PENALTY)

\$4,401.91

Pay any penalties on 1st installment to avoid additional second installment penalty. View limited cancellation options at octreasurer.gov/penaltyinfo.

0193727275000052025011210250000400174063026000044019100000000000000009

ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck No Cost

- Service Fee Applies (See Reverse)
TaxBill.octreasurer.gov

Scan the code to view and pay your specific parcel online



DUE NOV 1, 2025

1

\$4,001.74