



**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](http://TaxBill.octreasurer.gov)

**2025-26 SECURED PROPERTY TAX BILL**

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

0063462-0063462 PDF# 001 1-34-- 832004

**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

64 MAPLE ASH IRVINE

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	616,771	
IMPROVEMENTS - BUILDING	367,507	
<b>TOTAL VALUES:</b>	<b>984,278</b>	<b>13,202.76</b>
<b>TOTAL NET TAXABLE VALUE:</b>	<b>984,278</b>	<b>13,202.76</b>

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**

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
931-317-37	26-339	\$6,601.38	+	\$6,601.38 = \$13,202.76

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	984,278	9,842.78
METRO WATER D-MWDOC	.00700	984,278	68.88
TAX ON LAND ONLY			
IRVINE RANCH WATER DIST	.05000	616,771	308.38
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
IRVINE USD-ASMT		(866)807-6864	71.19
LNDSCP & LTG #1		(866)807-6864	138.26
1915 AD BOND PN		(866)807-6864	1,057.08
IRVINE USD CFD 09-1		(888)510-0290	1,700.00
<b>TOTAL CHARGED</b>	<b>1.05700</b>		<b>13,202.76</b>

LOCATED ON AP 551-591-10

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
931-317-37	APRIL 10, 2026

ASSESSEE:

**ASSESSEE 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)

\$7,284.51

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

0193131737000042025020410260000660138063026000072845100000000000000003

ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck No Cost

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

Scan the code to view and pay your specific parcel online



**DUE FEB 1, 2026**



**\$6,601.38**

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
931-317-37	DECEMBER 10, 2025	\$13,202.76

ASSESSEE:

**ASSESSEE 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 12/10/25 (INCLUDES 10% PENALTY)

\$7,261.51

Pay any penalties on 1st installment to avoid additional second installment penalty. View limited cancellation options at [octreasurer.gov/penaltyinfo](http://octreasurer.gov/penaltyinfo).

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ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck No Cost

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**DUE NOV 1, 2025**



**\$6,601.38**