



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

**INTERNET COPY**

**2025-26 SECURED PROPERTY TAX BILL**

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

0047284-0047284 PDF# 001 1----- 839617

**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**

**48 MONROE 76 IRVINE**

**ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025**

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	490,747	
IMPROVEMENTS - BUILDING	106,951	
<b>TOTAL VALUES:</b>	<b>597,698</b>	<b>6,521.82</b>
<b>HOMEOWNER EXEMPTION</b>	<b>-7,000</b>	<b>-72.40</b>
<b>TOTAL NET TAXABLE VALUE:</b>	<b>590,698</b>	<b>6,449.42</b>

**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**

**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
<b>932-095-80</b>	<b>26-155</b>	<b>\$3,224.71</b>	<b>+</b>	<b>\$3,224.71</b>	<b>=</b>	<b>\$6,449.42</b>

**IMPORTANT INFORMATION**

**INFORMATION COPY**

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

LOCATED ON AP 529-283-01

**VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS**

SERVICE AGENCY	RATE	VALUE	TAXES
<b>BASIC LEVY RATE</b>	1.00000	590,698	5,906.98
<b>IRVINE UNIF SFID NO. 1</b>	.02734	590,698	161.49
<b>METRO WATER D-MWDOC</b>	.00700	590,698	41.35
<b>TAX ON LAND ONLY</b>			
<b>IRVINE RANCH WATER DIST</b>	.02800	490,747	137.40
<b>SPECIAL ASSESSMENT CHARGES</b>			
<b>VECTOR CONTROL CHG</b>		(800)273-5167	0.66
<b>MOSQ, FIRE ANT ASSMT</b>		(800)273-5167	5.44
<b>MWD WATER STDBY CHG</b>		(866)807-6864	10.08
<b>IRVINE USD-ASMT</b>		(866)807-6864	47.76
<b>LNDSCP &amp; LTG #1</b>		(866)807-6864	138.26
<b>TOTAL CHARGED</b>	1.06234		6,449.42

1ST INSTALLMENT RECEIPT \_\_\_\_\_ DATE \_\_\_\_\_  
 2ND INSTALLMENT RECEIPT \_\_\_\_\_ DATE \_\_\_\_\_

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

**\$3,224.71**

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

**\$3,224.71**

**TOTAL DUE AND  
 PAYABLE →**

**\$6,449.42**

**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](http://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](http://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](http://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

F074-453 (2025)