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

0079430-0079430 PDFE 001 1234-- 832006

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

22231 STILLWATER MISSION VIEJO

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

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	614,204	
IMPROVEMENTS - BUILDING	352,955	
TOTAL VALUES:	967,159	9,760.36
TOTAL NET TAXABLE VALUE:	967,159	9,760.36

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
786-371-12	27-060	$4,880.18	+	$4,880.18	=	$9,760.36

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	967,159	9,671.59
METRO WATER D-MWDOC	.00700	967,159	67.70
SPECIAL ASSESSMENT CHARGES		PHONE NO.	
VECTOR CONTROL CHG		(800)273-5167	1.92
MOSQ,FIRE ANT ASSMT		(800)273-5167	9.07
MWD WATER STDBY CHG		(866)807-6864	10.08
TOTAL CHARGED	1.00700		9,760.36

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
786-371-12	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

ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck ELECTRONIC CHECK 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 2

$4,880.18

INTERNET COPY

AMOUNT DUE AFTER 4/10/26 (INCLUDES 10% PENALTY + $23 COST) $5,391.19

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

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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
786-371-12	DECEMBER 10, 2025	$9,760.36

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

ORANGE COUNTY 2025-26 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck ELECTRONIC CHECK No Cost

VISA - Service Fee Applies (See Reverse)

TaxBill.octreasurer.gov

Scan the code to view and pay your specific parcel online

DUE NOV 1, 2025 1

$4,880.18

INTERNET COPY

AMOUNT DUE AFTER 12/10/25 (INCLUDES 10% PENALTY) $5,368.19

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

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