

Subject Property Location

Property Address 18437 NEWMAN AVE
City, State & Zip RIVERSIDE, CA 92508-9426
County RIVERSIDE COUNTY
Mailing Address 18437 NEWMAN AVE, RIVERSIDE, CA 92508-9426

Report Date: 05/13/2026
Order ID: R218420225

Property Use Single Family Residential
Parcel Number 267090009

Estimated New Tax Information

	Effective Date	12/10/2027
	Purchase Price	\$1,499,900.00
	New Tax Amount	\$16,657.17
	Total Estimated Monthly Amount	\$1,388.00
	New Effective Rate*	1.111%
	Est. Supplemental	May: \$8,244.51, Jun: \$7,610.31, Jul: \$7,046.59

* New Effective Rate is calculated as the New Tax Amount divided by the Purchase Price

Escrow Months to Collect at Closing

First Payment Due	May	Jun	Jul
Months to Collect	1	2	3
Escrow Deposit	\$1,388.10	\$2,776.20	\$4,164.29

Current Tax Information

Tax Year	2025
Total Taxable Value	\$864,883.00
Total Current Tax Amount	\$16,657.17
Current Effective Tax Rate*	1.926%

* Current Effective Tax Rate: Calculated as the Total Current Tax Amount divided by the Total Taxable Value

Tax Agency Information

	Agency CA0330000	Due Dates	12/10, 04/10
	Agency Type		
	Agency	Bill Release	10/11
	Phone		
	Fax		

Agency Parcel Information

	Parcel Number	267090009				
	Total Taxable Value	\$864,883.00	Land Value	\$106,120.00	Improvement Value	\$758,763.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts		Current Year Status	
	2025 - Regular	\$16,657.17	12/10/2025	\$8,328.58		Not Yet Posted
			04/10/2026	\$8,328.59		Not Yet Posted

Assessments and Bonds

	No CFD or 1915 Act Bond Exists - 267090009					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$8,648.83	\$14,999.00
	035801		Variable	General Obligation Bonds, Election of 2001	\$648.66	\$1,124.92
	039101		Variable	General Obligation Bonds, Election of 2004	\$239.31	\$415.02
	045351		Variable	General Obligation Bonds, Election of 1966	\$60.54	\$104.99
	681377		Fixed	Flood Control NPDES (Santa Ana River)	\$4.02	\$4.02
	685360		Fixed	Water Standby Charge (West)	\$9.22	\$9.22
	Total				\$9,610.58	\$16,657.17

*Class Definitions

Fixed - A fixed charge to each home annually in the area. The charge applies to the current year and may change or be removed in the future.

Variable - A variable charge based on the assessed value of home. This amount will change upon new ownership.

One Time - A one-time charge, commonly a punitive charge that is not recurring.

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