



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

INTERNET COPY

2025-26 SECURED PROPERTY TAX BILL

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

0078500-0078500 PDF# 001 1----- 839617

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

28 OCASO ST RANCHO 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

CORTAC

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	373,454	
IMPROVEMENTS - BUILDING	446,439	
TOTAL VALUES:	819,893	13,602.68
TOTAL NET TAXABLE VALUE:	819,893	13,602.68

PARCEL NO. (APN)

125-302-29

TAX RATE AREA

82-237

1st Installment DUE 11/1/25

\$6,801.34

+

2nd Installment DUE 2/1/26

\$6,801.34

=

TO PAY BOTH INSTALLMENTS BY 12/10/25

\$13,602.68

IMPORTANT INFORMATION

INFORMATION COPY

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

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	819,893	8,198.93
MET WD-MWDOC-ANX #8D	.00700	819,893	57.39
CAPO USD ID1 1999 EL SER 2012 REF	.00142	819,893	11.64
TAX ON LAND ONLY			
SANTA MARG ID4C BOND	.01410	373,454	52.65
SPECIAL ASSESSMENT CHARGES			
VECTOR CONTROL CHG		PHONE NO.	
MOSQ.FIRE ANT ASSMT		(800)273-5167	1.92
MWD WATER STDBY CHG		(800)273-5167	9.07
ORANGE COUNTY CFD NO. 17-1 IA1		(866)807-6864	10.08
		(949)955-1500	5,261.00
TOTAL CHARGED	1.02252		13,602.68

1ST INSTALLMENT RECEIPT _____ DATE _____

2ND INSTALLMENT RECEIPT _____ DATE _____

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

\$6,801.34

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

\$6,801.34

TOTAL DUE AND
PAYABLE →

\$13,602.68

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 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 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 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