



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

0002156-0002156 PDF# 001 12---- 839618

**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

27532 CALLE DE LA ROSA SAN JUAN CAPISTRANO

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2025

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	843,245	
IMPROVEMENTS - BUILDING	1,240,826	
TOTAL VALUES:	2,084,071	25,872.63
HOMEOWNER EXEMPTION	-7,000	-71.73
TOTAL NET TAXABLE VALUE:	2,077,071	25,800.90

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

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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
650-662-04	23-068	\$12,900.45		\$12,900.45		\$25,800.90

IMPORTANT INFORMATION

INFORMATION COPY

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

HOMEOWNER CLAIMANT IS REDACTED PER CA GOV CODE §7928.205

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	2,077,071	20,770.71
SN JN CAP CTY B 2008	.01640	2,077,071	340.63
METRO WATER D-MWDOC	.00700	2,077,071	145.40
CAPO USD ID1 1999 EL SER 2012 REF	.00142	2,077,071	29.49
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
SMWD ID #9 WATER CHG		(949)955-1500	119.40
SMWD ID #9 WASTE CHG		(949)955-1500	189.30
CAPISTRANO USD CFD NO. 2004-1		(949)955-1500	4,184.90
TOTAL CHARGED	1.02482		25,800.90

1ST INSTALLMENT RECEIPT _____ DATE _____
 2ND INSTALLMENT RECEIPT _____ DATE _____

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

\$12,900.45

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

\$12,900.45

**TOTAL DUE AND
 PAYABLE →**

\$25,800.90

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

F074-453 (2025)