

BREAKDOWN OF THE 2025-2026 PROPERTY TAX BILL

This report is an estimate of the original secured property tax bill charges for the above-mentioned property using information obtained from the County on a given date. Changes made by the County or the underlying public agencies levying charges against this property after the date of this Report may not be reflected in this Report.

Basic Prop 13 Levy

1.	Combined Ad Valorem Tax Charges County of Los Angeles (213) 974-7175	Ad Valorem Tax General	\$3,386.90
Basic Prop 13 Levy & Voter Approved Ad Valorem Taxes:			\$3,386.90
Estimated Tax Rate:			1.161011%

Direct Assessments

2.	Community Facilities District No. 2021-01, Impv Area 2 County of Los Angeles (800) 969-4382	Mello-Roos Community Facilities District Public Facilities	\$1,671.40
3.	Community Facilities District No. 2021-02 County of Los Angeles (213) 974-2111	Mello-Roos Community Facilities District - Pay As You Go Public Services	\$561.21
4.	Wastewater Service Charge Newhall Ranch Sanitation District (626) 458-4921	Sanitation Assessment Wastewater Service	\$522.45
5.	Fire Department Special Tax Los Angeles County Fire Department (323) 881-6151	Fire Suppression Assessment Fire Protection	\$78.18
6.	County Library Assessments County of Los Angeles (562) 940-6954	Voter Approved Special Tax Library	\$35.23
7.	Mosquito Abatement District County of Los Angeles (562) 944-9656	Vector Control District Vector Control	\$18.97
8.	Lighting Maintenance District County of Los Angeles (626) 458-5954	1972 Act Landscaping & Lighting Maintenance District Lighting Maintenance	\$5.00
9.	Solid Waste Service Charge County of Los Angeles (626) 458-3565	Trash, Waste or Refuse Fee Trash Removal	\$3.51
Total Direct Assessment Charges:			\$2,895.95
Total 2025-2026 Amount			\$6,282.85