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: 8:00 A.M. - 5:00 P.M. Monday - Friday
Call Center Hours: 9:00 A.M. - 5:00 P.M. (714) 834-3411
Property Tax Page: TaxBill.octreasurer.gov

INTERNET COPY

2026-27 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027

0054574-0054574 PDFE 001 1-34-- 235038

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §7928.205

TAX TIPS

- Sign up to receive text or email payment reminders
- Pay by eCheck (free), emailed confirmation, avoid mail fraud
- View online statement, payment history, past bill copies
- View GIS map by clicking map icon on parcel page
- Get a USPS hand cancelled postmark in order to avoid penalties, if mailed

Scan QR code to view your specific parcel

PROPERTY LOCATION

97 FALLINGSTAR 56 IRVINE

OWNER OF RECORD AS OF 12:01 A.M., JANUARY 1, 2026

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §7928.205

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2026

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	763,308	
IMPROVEMENTS - BUILDING	105,426	
TOTAL VALUES:	868,734	9,337.66
TOTAL NET TAXABLE VALUE:	868,734	9,337.66

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/26		2nd Installment DUE 2/1/27		TO PAY BOTH INSTALLMENTS BY 12/10/26
938-843-05	26-194	$4,668.83	+	$4,668.83	=	$9,337.66

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.

LOCATED ON AP 452-331-11

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	868,734	8,687.34
IRVINE UNIF SFID NO. 1	.02665	868,734	231.51
METRO WATER D-MWDOC	.00850	868,734	73.85
TAX ON LAND ONLY			
IRVINE RANCH WATER DIST	.02800	763,308	213.72
SPECIAL ASSESSMENT CHARGES		PHONE NO.	
VECTOR CONTROL CHG		(800)273-5167	0.67
MOSQ,FIRE ANT ASSMT		(800)273-5167	5.60
MWD WATER STDBY CHG		(866)807-6864	10.08
IRVINE USD-ASMT		(866)807-6864	48.71
LNDSCP & LTG #1		(866)807-6864	66.18
TOTAL CHARGED	1.06315		9,337.66

F074-453 (2026)

1ST INSTALLMENT RECEIPT_____ DATE_____

2ND INSTALLMENT RECEIPT_____ DATE_____

THERE IS A $26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON

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
938-843-05	APRIL 12, 2027

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

INTERNET COPY

ORANGE COUNTY 2026-27 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck ELECTRONIC CHECK No Cost

2.25% Service Fee Minimum Charge $1.50

TaxBill.octreasurer.gov

Scan the code to view and pay your specific parcel online

DUE FEB 1, 2027 2

$4,668.83

AMOUNT DUE AFTER 4/12/27 (INCLUDES 10% PENALTY + $23 COST) $5,158.71

Avoid penalties on 2nd Installment by paying 1st Installment plus penalties by April 12, 2027. 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
938-843-05	DECEMBER 10, 2026	$9,337.66

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

INTERNET COPY

ORANGE COUNTY 2026-27 PROPERTY TAX

Pay taxes online by eCheck or by credit card

eCheck ELECTRONIC CHECK No Cost

2.25% Service Fee Minimum Charge $1.50

TaxBill.octreasurer.gov

Scan the code to view and pay your specific parcel online

DUE NOV 1, 2026 1

$4,668.83

AMOUNT DUE AFTER 12/10/26 (INCLUDES 10% PENALTY) $5,135.71

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

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