



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 AM-5:00 PM Monday - Friday  
Phone Hours: 9:00 AM-5:00 PM (714) 834-3411  
ocgov.com/octaxbill

INTERNET COPY

2019-20 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020

0080841-0080841 PDFE----- 830009 OCT013

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE  
ONLINE PER CA GOV CODE §6254.21

DID YOU KNOW?

Sign up to receive a text/email due date reminder at [ocgov.com/octaxreminder](https://ocgov.com/octaxreminder)

Pay online at [ocgov.com/octaxbill](https://ocgov.com/octaxbill) to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely.

We have moved to our new location at 601 N. Ross Street.

PROPERTY LOCATION

5 STELLAR ISLE MISSION VIEJO

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2019

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	274,784	
IMPROVEMENTS - BUILDING	1,104,786	

TOTAL VALUES: 1,379,570 21,195.02

TOTAL NET TAXABLE VALUE: 1,379,570 21,195.02

OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2019

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/19		2nd Installment DUE 2/1/20		TO PAY BOTH INSTALLMENTS BY 12/10/19
741-421-03	82-378	\$10,597.51	+	\$10,597.51	=	\$21,195.02

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.

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	1,379,570	13,795.70
METRO WATER D-MWDOC	.00350	1,379,570	48.28
TAX ON LAND ONLY			
SNTA MARGARITA WTR DIST	.08940	274,784	245.65
SPECIAL ASSESSMENT CHARGES			
MOSQ,FIRE ANT ASSMT		PHONE NO. (800)273-5167	7.70
VECTOR CONTROL CHG		(800)273-5167	1.92
MWD WATER STDBY CHG		(866)807-6864	10.08
CAPISTRANO USD CFD NO. 98-2 LADERA		(949)955-1500	1,890.46
ORANGE COUNTY CFD 2004-1 LADERA		(949)955-1500	5,195.23
TOTAL CHARGED	1.09290		21,195.02

FOR DETAILS OF TAX TYPES, VISIT OUR WEBSITE AT [OCGOV.COM/OCTAXBILL](https://ocgov.com/octaxbill)

THERE WILL BE 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
741-421-03	APRIL 10, 2020

ASSESSEE:

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE  
PER CA GOV CODE §6254.21  
Make checks payable to: County of Orange

COUNTY OF ORANGE  
ATTN: TREASURER-TAX COLLECTOR  
P.O. Box 1438  
Santa Ana, CA 92702-1438

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AMOUNT DUE AFTER 4/10/20 (INCLUDES 10% PENALTY + \$23 COST)

\$11,680.26

0174142103000062019020410200001059751063020000116802600000000000000005

ORANGE COUNTY 2019-20 PROPERTY TAX

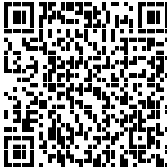
Pay taxes online by eCheck or by credit card

eCheck ELECTRONIC CHECK No Cost

DISCOVER VISA - 2.29% Fee Min. \$1.95

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Scan the code to view and pay your specific parcel online



DUE FEB 1, 2020

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\$10,597.51

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
741-421-03	DECEMBER 10, 2019	\$21,195.02

ASSESSEE:

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Make checks payable to: County of Orange

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Santa Ana, CA 92702-1438

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AMOUNT DUE AFTER 12/10/19 (INCLUDES 10% PENALTY)

\$11,657.26

0174142103000062019011210190001059751063020000116572600000000000000000

ORANGE COUNTY 2019-20 PROPERTY TAX

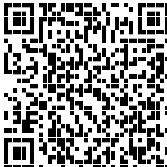
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DUE NOV 1, 2019

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\$10,597.51