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

0034408-0034408 PDFE 001 1----- 234971

**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

**95 CANOPY IRVINE**

## ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2026

| DESCRIPTION | FULL VALUE | COMPUTED TAX |
|---|---|---|
| LAND | 950,420 | |
| IMPROVEMENTS - BUILDING | 322,159 | |
| TOTAL VALUES: | 1,272,579 | 14,562.78 |
| TOTAL NET TAXABLE VALUE: | 1,272,579 | 14,562.78 |

## 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**

**CORTAC**

| 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 |
|---|---|---|---|---|---|---|
| 931-683-46 | 26-363 | $7,281.39 | + | $7,281.39 | = | $14,562.78 |

## IMPORTANT INFORMATION

**INFORMATION COPY**

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

LOCATED ON AP 481-071-65

## VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

| SERVICE AGENCY | RATE | VALUE | TAXES |
|---|---|---|---|
| BASIC LEVY RATE | 1.00000 | 1,272,579 | 12,725.79 |
| METRO WATER D-MWDOC | .00850 | 1,272,579 | 108.16 |
| TAX ON LAND ONLY | | | |
| IRVINE RANCH WATER DIST | .02800 | 950,420 | 266.11 |
| 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 | 72.61 |
| LNDSCP & LTG #1 | | (866)807-6864 | 149.52 |
| IRVINE USD CFD 01-1 | | (888)510-0290 | 1,224.24 |
| TOTAL CHARGED | 1.03650 | | 14,562.78 |

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

| FIRST INSTALLMENT DUE 11/1/26 → DELINQUENT AFTER 12/10/26 | $7,281.39 | SECOND INSTALLMENT DUE 2/1/27 → DELINQUENT AFTER 4/12/27 | $7,281.39 | TOTAL DUE AND PAYABLE → | $14,562.78 |
|---|---|---|---|---|---|

## 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