



# Shari L. Freidenrich, CPA

ORANGE COUNTY TREASURER-TAX COLLECTOR

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## 2011-12 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2011 and Ending June 30, 2012

ATTENTION

PROPERTY LOCATION

Parcel number

OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2011

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2011

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	310,194	
IMPROVEMENTS - BUILDING	386,305	
<b>TOTAL VALUES:</b>	<b>696,499</b>	<b>12,004.46</b>
<b>TOTAL NET TAXABLE VALUE:</b>	<b>696,499</b>	<b>12,004.46</b>

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/11	2nd Installment DUE 2/1/12	TO PAY BOTH INSTALLMENTS BY 12/1/11
		\$ 6,002.23	\$ 6,002.23	\$12,004.46

### IMPORTANT MESSAGES

Generally deductible

Generally nondeductible

TAX TYPE	SERVICE AGENCY	RATE	BASE	AMOUNT = RATE x VALUE
A1	BASIC LEVY RATE	1.00000	696,499	6,964.99
A1	SBVUSD 2004 D/S2004A	.01907	696,499	132.82
A1	SBVUSD 2004 SR 07A	.01256	696,499	87.48
A1	METRO WATER D-MWDCC	.00370	696,499	25.77
<b>SPL ASMNT USER FEES***</b>				<b>FOR INFO CALL:</b>
BA	MUSC FIRE ANT ASMNT		(866)807-8864	5.02
B3	VECTOR CONTROL CHG		(866)807-8864	1.92
C7	MWD WATER STDBY CHG		(866)807-8864	10.08
Q4	MELLO-ROOS Q4		(800)675-7516	2,184.22
Q5	MELLO-ROOS Q5		(800)675-7516	2,512.16
<b>TOTAL:</b>			1.03533	12,004.46

THERE IS A \$26 FEE FOR EACH CHECK/ELECTRONIC PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON.

### Bill Sample

- **Deductible items**- Only the amount based on the assessed value of the property is deductible. The deductible amount is identified on your Secured tax bill as the assessed value multiplied by an associated tax rate percentage as illustrated in the example above.
- **Non Deductible** – These are amounts that are not based on the assessed value of the property and include special assessments, Mello- Roos, direct levies and fees. These charges are listed on the Secured tax bill below Your Tax Distribution section under the category of “SPL ASMNT USER FEES”.
- For guidance to help you correctly understand the deductions, contact a certified tax preparer or visit the California Franchise Tax Board at: [https://www.ftb.ca.gov/individuals/Real\\_Estate\\_Tax\\_Deduction/index.shtml](https://www.ftb.ca.gov/individuals/Real_Estate_Tax_Deduction/index.shtml)
- To obtain copies of current and previous years tax bills: <http://bos.ocgov.com/octaxbill>
- Treasurer-Tax Collector Frequently Asked Questions: [www.ttc.ocgov.com](http://www.ttc.ocgov.com)