

### Subject Property Location

**Property Address** 2432 W TRANSIT AVE  
**City, State & Zip** ANAHEIM, CA 92804-2220  
**County** ORANGE COUNTY  
**Mailing Address** 2432 W TRANSIT AVE, ANAHEIM, CA 92804-2220

Report Date: 12/13/2024  
 Order ID: R168658204

**Property Use** Single Family Residential  
**Parcel Number** 12704209

### Estimated New Tax Information

	<b>Effective Date</b>	12/10/2026
	<b>Purchase Price</b>	\$968,000.00
	<b>New Tax Amount</b>	<b>\$10,856.17</b>
	<b>Total Estimated Monthly Amount</b>	<b>\$905.00</b>
	<b>New Effective Rate*</b>	1.122%
	<b>Est. Supplemental</b>	Dec: \$2,331.05, Jan: \$2,009.52, Feb: \$5,707.05

\* New Effective Rate is calculated as the New Tax Amount divided by the Purchase Price

### Escrow Months to Collect at Closing

First Payment Due	Dec	Jan	Feb
<b>Months to Collect</b>	2	3	4
<b>Escrow Deposit</b>	\$1,139.52	\$1,709.28	\$2,279.04

### Current Tax Information

<b>Tax Year</b>	2024
<b>Total Taxable Value</b>	\$596,275.00
<b>Total Current Tax Amount</b>	\$6,837.12
<b>Current Effective Tax Rate*</b>	1.147%

\* Current Effective Tax Rate: Calculated as the Total Current Tax Amount divided by the Total Taxable Value

### Tax Agency Information

	<b>Agency CA0300000</b>		
<b>Agency Type</b>	COUNTY	<b>Due Dates</b>	12/11, 04/10
<b>Agency</b>	ORANGE COUNTY 601 N ROSS ST SANTA ANA, CA 92701	<b>Bill Release</b>	10/22
<b>Phone</b>	(714) 834-3411		
<b>Fax</b>	(714) 834-2912		

### Agency Parcel Information

	<b>Parcel Number</b>	12704209				
	<b>Total Taxable Value</b>	\$596,275.00	<b>Land Value</b>	\$511,940.00	<b>Improvement Value</b>	\$84,335.00
	<b>Tax Year - Type</b>	<b>Annual Tax Amount</b>	<b>Installment Dates and Amounts</b>	<b>Current Year Status</b>		
	2024 - Regular	\$6,837.12	12/10/2024 04/10/2025	\$3,418.56 \$3,418.56	Not Yet Posted Open	

### Assessments and Bonds

No CFD or 1915 Act Bond Exists - 12704209						
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	707AA1		Variable	Basic 1% Levy	\$5,962.75	\$9,680.00
	820BA1		Variable	General Obligation Bonds, Election of 1966	\$41.74	\$67.76
	220AA1G		Variable	General Obligation Bonds, Election of 2014, Series 2019	\$46.86	\$76.07
	220AA1F		Variable	General Obligation Bonds, Election of 2014, Series 2018	\$23.85	\$38.72
	220AA1E		Variable	General Obligation Bonds, Election of 2014, Series 2015	\$109.29	\$177.42
	220AA1B		Variable	General Obligation Bonds, Election of 2002, Series 2003B	\$14.07	\$22.84
	220AA1A		Variable	General Obligation Bonds, Election of 2002, Series 2002A	\$0.06	\$0.10
	200CA1D		Variable	General Obligation Bonds, Election of 2014, Series A	\$3.40	\$5.52
	200CA1E		Variable	General Obligation Bonds, Election of 2002, Series B	\$30.47	\$49.47
	200CA1F		Variable	General Obligation Bonds, Election of 2014, Series B	\$15.68	\$25.46
	200CA1G		Variable	General Obligation Bonds, Election of 2014, Series C	\$53.91	\$87.52
	225AA1C		Variable	2005 General Obligation Refunding Bonds, Election of 2000	\$51.16	\$83.05
	225AA1D		Variable	General Obligation Bonds, Election of 2010, Series 2011	\$43.47	\$70.57
	225AA1E		Variable	General Obligation Bonds, Election of 2010, Series 2013	\$20.69	\$33.59
	225AA1F		Variable	General Obligation Bonds, Election of 2010, Series 2016	\$29.46	\$47.83
	820BC7		Fixed	Water Standby Charge	\$8.54	\$8.54
	916EU3		Fixed	Sewer User Fee	\$371.00	\$371.00
	744B3		Fixed	Vector Control Assessment	\$1.92	\$1.92
	744BA		Fixed	Mosquito Fire Ant Assessment	\$8.80	\$8.80
				<b>Total</b>	<b>\$6,837.12</b>	<b>\$10,856.18</b>

**\*Class Definitions**

Fixed - A set tax amount that is charged to each home in the area, and does not vary with assessed value of the home  
 Variable - Amount varies according to assessed value of home (amount changes with new owner)  
 One Time - A one-time tax charge, usually a punitive charge, that is not recurring

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