

Subject Property Location

Property Address 30163 MAUROUX CT
 City, State & Zip MURRIETA, CA 92563-1802
 County RIVERSIDE COUNTY
 Mailing Address 30163 MAUROUX CT, MURRIETA, CA 92563-1802

Report Date: 08/30/2024
 Order ID: R158939194

Property Use Single Family Residential
 Parcel Number 480110029

Estimated New Tax Information

	Effective Date	12/10/2025
	Purchase Price	\$839,900.00
	New Tax Amount	\$12,334.31
	Total Estimated Monthly Amount	\$1,028.00
	New Effective Rate*	1.469%
	Est. Supplemental	Aug: \$3,178.85, Sep: \$2,867.87, Oct: \$2,591.45

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

Escrow Months to Collect at Closing

First Payment Due	Aug	Sep	Oct
Months to Collect	4	5	6
Escrow Deposit	\$2,959.68	\$3,699.60	\$4,439.52

Current Tax Information

Tax Year	2023
Total Taxable Value	\$535,806.00
Total Current Tax Amount	\$8,879.04
Current Effective Tax Rate*	1.657%

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

Tax Agency Information

	Agency CA0330000		
Agency Type	COUNTY	Due Dates	12/10, 04/10
Agency	RIVERSIDE COUNTY 4080 LEMON ST. 4TH FLOOR RIVERSIDE, CA 92501	Bill Release	10/11
Phone	(951) 955-3900		
Fax	(951) 955-3932		

Agency Parcel Information

	Parcel Number	480110029				
	Total Taxable Value	\$535,806.00	Land Value	\$130,050.00	Improvement Value	\$405,756.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts		Current Year Status	
	2023 - Regular	\$8,879.04	12/10/2023	\$4,439.52	Paid	
			04/10/2024	\$4,439.52	Paid	

Assessments and Bonds

	CFD or 1915 Act Bond Exists - 480110029					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$5,358.06	\$8,399.00
	034520		Variable	General Obligation Bonds, Election of 1998, 2002 & 2006	\$640.56	\$1,004.11
	039201		Variable	General Obligation Bonds, Election of 2014	\$70.73	\$110.87
	045301		Variable	General Obligation Bonds, Election of 1966	\$18.75	\$29.39
	681379		Fixed	Flood Control NPDES (Santa Margarita River)	\$4.00	\$4.00
	683417	CFD	Fixed	Community Facilities District No. 2002-4, Impv Area B	\$2,110.68	\$2,110.68
	684647		Fixed	Landscape Maintenance District No. 88-1 (Regional Facility)	\$5.54	\$5.54
	684652		Fixed	Landscape Maintenance District (French Valley)	\$514.58	\$514.58
	685305		Fixed	Water Standby Charge (East)	\$6.94	\$6.94
	685402		Fixed	Combined Standby Charge	\$40.00	\$40.00
	681815		Fixed	County Service Area No. 103 (Street Lights)	\$65.06	\$65.06
	681852		Fixed	County Service Area No. 152 (Street Sweeping)	\$44.14	\$44.14
				Total	\$8,879.04	\$12,334.31

*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)

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