

Estimated Property Tax Profile Report

Subject Property Location

Property Address 2235 LAUSANNE DR
City, State & Zip WRIGHTWOOD, CA 92397
County SAN BERNARDINO COUNTY
Mailing Address PO BOX 272, WRIGHTWOOD, CA 92397-0272

Report Date: 10/24/2023

Order ID: R129915574

Property Use Single Family Residential
Parcel Number 0356366010000

Estimated New Tax Information

	Effective Date	12/10/2024
	Purchase Price	\$644,000.00
	New Tax Amount	\$6,865.86
	Total Estimated Monthly Amount	\$572.00
	New Effective Rate*	1.066%
	Est. Supplemental	Oct: \$3,603.34, Nov: \$3,218.98, Dec: \$2,786.58

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

Escrow Months to Collect at Closing

First Payment Due	Oct	Nov	Dec
Months to Collect	6	1	2
Escrow Deposit	\$994.83	\$165.81	\$331.61

Current Tax Information

Tax Year	2023
Total Taxable Value	\$175,271.00
Total Current Tax Amount	\$1,989.66
Current Effective Tax Rate*	1.135%

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

Tax Agency Information

	Agency CA0360000		
Agency Type	COUNTY	Due Dates	12/10, 04/10
Agency	SAN BERNARDINO COUNTY 268 WEST HOSPITALITY LN, 1ST FLOOR SAN BERNARDINO, CA 92415	Bill Release	10/01
Phone	(909) 387-8308		
Fax	(909) 387-6790		

Agency Parcel Information

	Parcel Number	0356366010000				
	Total Taxable Value	\$175,271.00	Land Value	\$43,100.00	Improvement Value	\$132,171.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts		Current Year Status	
	2023 - Regular	\$1,989.66	12/11/2023	\$994.84	Open	
			04/10/2024	\$994.82	Open	

Assessments and Bonds

	No CFD or 1915 Act Bond Exists - 0356366010000					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	AVALL		Variable	All Ad Valorem Charges	\$1,724.77	\$6,600.97
	UF01SP17		Fixed	Fire Protection Assessment Service Zone FP-5 (North Desert)	\$171.85	\$171.85
	WC14SL01		Fixed	County Land Use Solid Waste Mangement	\$85.44	\$85.44
	AE01SL01		Fixed	Environmental Health Land Use	\$5.30	\$5.30
	AE01SP09		Fixed	Vector Control - Mountain/desert Region	\$2.30	\$2.30
				Total	\$1,989.66	\$6,865.86

*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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