

Property Tax Report

Subject Property Location

Property Address 38132 VIA DEL LARGO
City, State & Zip MURRIETA, CA 92563-5687
County RIVERSIDE COUNTY
Mailing Address 38132 VIA DEL LARGO, MURRIETA, CA 92563-5687

Report Date: 07/25/2026
Order ID: R225149449

Property Use Mobile/Manufactured Home
(regardless of Land ownership)
Parcel Number 913031002

Estimated New Tax Information

	Effective Date	12/10/2027
	Purchase Price	\$375,000.00
	New Tax Amount	\$4,220.00
	Total Estimated Monthly Amount	\$352.00
	New Effective Rate*	1.125%
	Est. Supplemental	Jul: \$613.25, Aug: \$564.19, Sep: \$509.00

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

Escrow Months to Collect at Closing

First Payment Due	Jul	Aug	Sep
Months to Collect	3	4	5
Escrow Deposit	\$901.69	\$1,202.25	\$1,502.81

Current Tax Information

Tax Year	2025
Total Taxable Value	\$319,156.00
Total Current Tax Amount	\$3,606.74
Current Effective Tax Rate*	1.13%

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

Tax Agency Information

	Agency CA0330000			
	Agency Type		Due Dates	12/10, 04/10
	Agency	RIVERSIDE COUNTY P.O. BOX 12005 RIVERSIDE, CA 92502	Bill Release	10/11
	Phone	(951) 955-3900		
	Fax	(951) 955-3932		

Agency Parcel Information

	Parcel Number	913031002				
	Total Taxable Value	\$319,156.00	Land Value	\$139,267.00	Improvement Value	\$179,889.00
	Tax Year - Type		Annual Tax Amount		Installment Dates and Amounts	
	2025 - Regular		\$3,606.74		12/10/2025	\$1,803.37
					04/10/2026	\$1,803.37

Assessments and Bonds

	No CFD or 1915 Act Bond Exists - 913031002					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$3,191.55	\$3,749.99
	034520		Variable	General Obligation Bonds, Election of 1998, 2002 & 2006	\$275.91	\$324.19
	039201		Variable	General Obligation Bonds, Election of 2014	\$8.11	\$9.53
	045301		Variable	General Obligation Bonds, Election of 1966	\$22.34	\$26.25
	045474		Variable	Improvement District No. 22	\$6.89	\$8.10
	681379		Fixed	Flood Control NPDES (Santa Margarita River)	\$2.64	\$2.64
	681861		Fixed	County Service Area No. 152 (Murrieta Stormwater)	\$10.00	\$10.00
	684265		Fixed	Community Services	\$19.86	\$19.86
	684266		Fixed	Parks and Recreation	\$22.50	\$22.50
	684341		Fixed	Fire Protection District	\$20.00	\$20.00
	685305		Fixed	Water Standby Charge (East)	\$6.94	\$6.94
	685402		Fixed	Combined Standby Charge	\$20.00	\$20.00
				Total	\$3,606.74	\$4,220.00

*Class Definitions

Fixed - A fixed charge to each home annually in the area. The charge applies to the current year and may change or be removed in the future.

Variable - A variable charge based on the assessed value of home. This amount will change upon new ownership.

One Time - A one-time charge, commonly a punitive charge that is not recurring.

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