

Property Tax Report

Subject Property Location

Property Address34471 SILKY DOGWOOD DR

City, State & ZipWINCHESTER, CA 92596-7514

CountyRIVERSIDE COUNTY

Mailing Address34471 SILKY DOGWOOD DR, WINCHESTER, CA 92596-7514

Report Date: 09/08/2026

Order ID: R229195854

Property UseSingle Family Residential

Parcel Number480943007

Estimated New Tax Information

	Effective Date	12/10/2027
	Purchase Price	\$629,900.00
	New Tax Amount	\$10,339.14
	Total Estimated Monthly Amount	\$862.00
	New Effective Rate*	1.641%
	Est. Supplemental	Sep: \$1,141.04, Oct: \$1,031.06, Nov: \$921.08

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

Escrow Months to Collect at Closing

First Payment Due	Sep	Oct	Nov
Months to Collect	5	6	1
Escrow Deposit	\$3,735.17	\$4,482.20	\$747.03

Current Tax Information

Tax Year	2025
Total Taxable Value	\$508,419.00
Total Current Tax Amount	\$8,964.40
Current Effective Tax Rate*	1.763%

* 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	480943007				
	Total Taxable Value	\$508,419.00	Land Value	\$129,890.00	Improvement Value	\$378,529.00
	Tax Year - Type		Annual Tax Amount		Installment Dates and Amounts	
	2025 - Regular		\$8,964.40		12/10/2025	\$4,482.20
					04/10/2026	\$4,482.20

Assessments and Bonds

	CFD or 1915 Act Bond Exists - 480943007					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$5,084.18	\$6,298.99
	033901		Variable	General Obligation Bonds, Election of 2002 & 2008	\$381.31	\$472.42
	038601		Variable	General Obligation Bonds, Election of 1999, 2004 & 2012	\$239.57	\$296.81
	039201		Variable	General Obligation Bonds, Election of 2014	\$12.91	\$15.99
	045301		Variable	General Obligation Bonds, Election of 1966	\$35.59	\$44.09
	680030	CFD	Fixed	Community Facilities District No. 2016-1, Impv Area A	\$1,792.58	\$1,792.58
	681292		Fixed	Landscaping & Lighting Maintenance District No. 89-1C, Zone 109	\$9.82	\$9.82
	681379		Fixed	Flood Control NPDES (Santa Margarita River)	\$4.00	\$4.00
	681815		Fixed	County Service Area No. 103 (Street Lights)	\$84.78	\$84.78
	681852		Fixed	County Service Area No. 152 (Street Sweeping)	\$74.48	\$74.48
	683282	CFD	Fixed	Community Facilities District No. 92-1	\$342.98	\$342.98
	684647		Fixed	Landscape Maintenance District No. 88-1 (Regional Facility)	\$5.54	\$5.54
	684652		Fixed	Landscape Maintenance District (French Valley)	\$864.72	\$864.72
	685305		Fixed	Water Standby Charge (East)	\$6.94	\$6.94
	685402		Fixed	Combined Standby Charge	\$25.00	\$25.00
	Total				\$8,964.40	\$10,339.14

*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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