

# REAL PROPERTY TAXES

## JANUARY 1

Assessment Date (Lien Date)

Taxes become a lien at 12:01 am. Not yet due and payable for the Fiscal Tax Year starting July 1. Thereafter title evidence must show taxes as a lien for the coming Fiscal Tax Year.

## APRIL 15

Last Day to File for 100% Veterans & Homeowners Exemption

To be eligible for applicable exemptions you must own and occupy property on March 1.

## JULY 1

Current fiscal tax year begins

## NOVEMBER 1

1st Installment Due

(First installment - July to December 31)

## DECEMBER 10

1st Installment becomes delinquent at 5pm

10% penalty added to taxes due. If December 10 falls on a weekend or holiday, taxes are not delinquent until 5pm, the next business day.

## JANUARY 1

Assessment Date (Lien Date)

## FEBRUARY 1

Second installment of real estate taxes due (delinquent after 5pm on April 10)

Taxes become a lien at 12:01 am. Not yet due and payable for the Fiscal Tax Year starting July 1. Thereafter title evidence must show taxes as a lien for the coming Fiscal Tax Year.

## APRIL 10

2nd installment becomes delinquent at 5pm

10% penalty plus administrative charge attaches. If April 10 falls on a weekend or holiday, taxes are not delinquent until 5pm the next business day.

## JUNE 30

Property Tax may become defaulted

If you fail to pay either or both installments by 5pm, property tax becomes defaulted and additional costs and penalties accrue. If June 30, falls on a weekend or holiday, taxes must be paid by 5pm of the preceding business day.

## HOW PROPERTY TAXES ARE DETERMINED

Property taxes are governed by California State Law and collected by the county. The County Assessor must first assess the value of your property to determine the amount of property tax.

Generally, the assessed value is the cash or market value at the time of purchase. This value increases not more than 2% per year until the property is sold or new construction is completed.

The Auditor-Controller applies the appropriate tax rates, which include the general tax levy, locally voted special taxes, and any city or district assessments. The Tax Collector prepares property tax bills based on the Auditor-Controller's calculations, distributes the bills, and then collects the taxes.



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