

## Subject Property Location

Property Address 22893 GREEN PINE DR  
 City, State & Zip CANYON LAKE, CA 92587-7803  
 County RIVERSIDE COUNTY  
 Mailing Address 22893 GREEN PINE DR, CANYON LAKE, CA 92587-7803

Report Date: 05/02/2024

Order ID: R147295008

Property Use Single Family Residential  
 Parcel Number 353143005

## Estimated New Tax Information

	Effective Date	12/10/2025
	Purchase Price	\$675,000.00
	New Tax Amount	\$7,681.17
	Total Estimated Monthly Amount	\$640.00
	New Effective Rate*	1.138%
	Est. Supplemental	May: \$3,276.09, Jun: \$3,024.08, Jul: \$2,800.08

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

## Escrow Months to Collect at Closing

First Payment Due	May	Jun	Jul
Months to Collect	1	2	3
Escrow Deposit	\$267.73	\$535.46	\$803.19

## Current Tax Information

Tax Year	2023
Total Taxable Value	\$404,644.00
Total Current Tax Amount	\$3,212.76
Current Effective Tax Rate*	.794%

\* 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	353143005				
	Total Taxable Value	\$404,644.00	Land Value	\$120,295.00	Improvement Value	\$284,349.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts	Current Year Status		
	2023 - Regular	\$3,212.76	12/10/2023	\$1,606.38	Paid	
			04/10/2024	\$1,606.38	Not Yet Posted	

## Assessments and Bonds

	No CFD or 1915 Act Bond Exists - 353143005					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$2,435.61	\$6,750.00
	032301		Variable	General Obligation Bonds, Election of 2016	\$46.28	\$128.26
	039201		Variable	General Obligation Bonds, Election of 2014	\$32.15	\$89.10
	045351		Variable	General Obligation Bonds, Election of 1966	\$8.52	\$23.61
	680422		Fixed	Utility Service Charge	\$17.64	\$17.64
	680423		Fixed	Emergency Medical Services	\$192.00	\$192.00
	681377		Fixed	Flood Control NPDES (Santa Ana River)	\$3.74	\$3.74
	682190		Fixed	Refuse Fee	\$447.00	\$447.00
	684572		Fixed	Mosquito Abatement Charge	\$10.60	\$10.60
	685360		Fixed	Water Standby Charge (West)	\$9.22	\$9.22
	685596		Fixed	Improvement District No. U-2 Wastewater/Service Standby	\$10.00	\$10.00
	Total				\$3,212.76	\$7,681.17

\*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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