🏡 Helpful Information for Buyers

Laguna Woods Village Co-op Monthly Assessment and Property Tax Overview – 662-P Via Los Altos

*Laguna Woods Village **Co-ops** collect property taxes as part of the monthly assessment. This means there is no separate property tax bill from the County — it's all handled through your monthly HOA payment.*

💰 Current Monthly Breakdown (for existing owner)

Total Monthly Payment: $1,161.20

- $761.02 — Monthly Assessment (HOA Dues)
- $337.55 — Property Taxes
- $62.63 — Homeowners Insurance

📈 Estimated Monthly Cost for a New Owner

For a new buyer purchasing at **$635,000**, estimated property taxes will be approximately **$7,112 per year**, or **$593 per month** (included in the monthly payment collected by the HOA).

Total Monthly Projected Payment: $1,416.65

- $761.02 — Monthly Assessment (HOA Dues)
- $593 — Property Taxes
- $62.63 — Homeowners Insurance

📝 Important Notes for Buyers

- Once escrow opens, the buyer will receive a **full HOA disclosure packet**, which includes **the past 12 months of meeting minutes**.
- Within those minutes, you'll see **discussion of a proposed dues increase effective January 2026.**
- Buyers are strongly encouraged to **review all HOA documentation and financial disclosures** during the escrow period to verify monthly assessments, taxes, and any pending adjustments.

Contact Information

Escrow Team:

📞 *Stacy Cope – Corner Escrow*

Phone: 949-767-0009 x1001

Email: TeamStacy@CornerEscrow.com

Laguna Woods Village – General Inquiries:

📞 949-597-4600

🌐 https://lagunawoodsvillage.com/contact-us/

Buyer Tip

Laguna Woods Village is a **cooperative community** — ownership structure and fees differ from standard condominiums. Be sure to consult with your agent, Laguna Woods Village, and your escrow officer to fully understand the co-op ownership model and associated costs.