

Subject Property Location


Property Address 36411 BIRD SONG CT
City, State & Zip WINCHESTER, CA 92596-8683
County RIVERSIDE COUNTY
Mailing Address 36411 BIRD SONG CT, WINCHESTER, CA 92596-8683

Report Date: 04/21/2022

Order ID: R80044374

Property Use Single Family Residential
Parcel Number 964471034

Estimated New Tax Information

	Effective Date	12/10/2023
	Purchase Price	\$675,000.00
	New Tax Amount	\$9,055.97
	Total Estimated Monthly Amount	\$755.00
	New Effective Rate*	1.342%

* 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	\$587.17	\$1,174.34	\$1,761.52
Est. Supplemental	\$2,266.37	\$2,092.04	\$1,937.07

Current Tax Information


Tax Year	2021
Total Taxable Value	\$488,848.00
Total Current Tax Amount	\$7,046.06
Current Effective Tax Rate*	1.441%

* 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	964471034				
	Total Taxable Value	\$488,848.00	Land Value	\$88,821.00	Improvement Value	\$400,027.00
	Tax Year - Type	Annual Tax Amount	Installment Dates and Amounts		Current Year Status	
	2021 - Regular	\$7,046.06	12/10/2021	\$3,523.03	Paid	
			04/10/2022	\$3,523.03	Not Yet Posted	

Assessments and Bonds

	CFD or 1915 Act Bond Exists - 964471034					
	Fund #	Type	Class*	District Name	Current Levy Amt	Projected Levy Amt
	010000		Variable	Basic 1% Levy	\$4,818.47	\$6,749.99
	036520		Variable	General Obligation Bonds, Election of 1990	\$115.11	\$161.25
	039201		Variable	General Obligation Bonds, Election of 2014	\$63.60	\$89.09
	045301		Variable	General Obligation Bonds, Election of 1966	\$16.86	\$23.62
	681379		Fixed	Flood Control NPDES (Santa Margarita)	\$4.00	\$4.00
	681815		Fixed	County Service Area No. 103 (Street Lights)	\$63.76	\$63.76
	681852		Fixed	County Service Area No. 152 (Street Sweeping)	\$45.02	\$45.02
	684647		Fixed	Landscape Maintenance District No. 88-1 (Regional Facility)	\$5.54	\$5.54
	684652		Fixed	Landscape Maintenance District (French Valley)	\$970.80	\$970.80
	685305		Fixed	Water Standby Charge (East)	\$6.94	\$6.94
	685402		Fixed	Combined Standby Charge	\$40.00	\$40.00
	685961	CFD	Fixed	Community Facilities District No. 2004-36	\$895.96	\$895.96
	Total				\$7,046.06	\$9,055.97

*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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