



Orange County Treasurer-Tax Collector

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Office Hours: 8:00 a.m. – 5:00 p.m. Monday – Friday
625 North Ross Street, Building 11, Room G-58
Questions? Email ttcinfo@ttc.ocgov.com

Frequently Asked Questions on Supplemental Property Tax Bills

1. Why am I receiving a Supplemental Property Tax Bill?

A supplemental assessment is issued due to an increase or decrease in assessed value due to a reassessable event, such as a transfer of ownership or completion of new construction. Supplemental property tax bills are sent out separately from annual property tax bills and represent the additional property taxes due for an increase in the assessed value resulting from the ownership transfer or new construction. The Office of the Assessor is responsible for reassessing real property. Questions regarding the property valuation may be directed to their office at (714) 834-2727.

2. How do Supplemental Property Tax Bills work?

Supplemental Property Tax Bills are prorated from the date of the transfer or completion of new construction to the end of the tax year (June 30). If you purchased a property for more than the previous owner's assessed value, the Supplemental property tax will be calculated based on the change in value and prorated from the date the purchase occurred through the end of the fiscal year (June 30). The box on the bill noted "Days Owned" provides the time period for which you are being assessed. Carefully review the dates in this box and the information provided in the "Assessed Supplemental Values" box.

3. Why did I receive two Supplemental Property Tax Bills?

Because the County operates on a July-June fiscal year, some people will receive more than one Supplemental Property Tax Bill depending on when the property was transferred or new construction completed. If the transfer or construction occurred prior to the fiscal year end of June 30, you will receive one bill from the event date to June 30 and a second bill covering the next fiscal year July 1 to June 30. Both bills must be paid.

4. My property taxes are impounded by my mortgage lender. Will they pay the Supplemental Tax Bill for me?

Generally, no. If your annual Secured Property Taxes are impounded and paid by your mortgage lender, the Supplemental Property taxes are usually not paid through your mortgage lender. Please contact your mortgage lender immediately to determine whether they will be making the payment on your behalf. It is your responsibility to ensure payment is received by the required due dates to avoid being charged a delinquent penalty. Please see the box marked "Days Owned" for the applicable billing period on each tax bill. Penalties for late payment will not be waived for non-payment by mortgage companies.

(See Reverse Side for More Information)

5. Do I have to pay both the Supplemental Property Tax Bill and the Secured Property Tax Bill?

Yes. The Supplemental Property Tax Bill is in addition to the annual Secured Property Tax Bill. Both bills must be paid by their respective due dates to avoid late penalties.

6. I did not own the property for the entire year. What period is the Supplemental Property Tax Bill for?

Please review the box on the bill marked “Days Owned.” This will provide you with the time period for which you are being assessed. If you sold the property during the period on the bill, please immediately contact the Office of the Assessor at (714) 834-2727 to request that the bill is prorated between you and the new owner to reflect the correct billing period.

7. Will I receive a Supplemental Property Tax Bill every year?

Since Supplemental Property Tax Bills are issued for reassessable events (i.e. ownership transfers or new construction), you will only receive a Supplemental bill when this occurs. If you recently purchased a property, then the Supplemental bill is issued to cover the difference in taxes due based on the increase in assessed value at purchase. You should not expect to receive another Supplemental Property Tax bill unless a new assessable event occurs.

8. Can I pay both installments with one check?

Yes. Pay by eCheck on our website at ocgov.com/octaxbill and you will receive same day credit and an emailed receipt as confirmation of your payment. The website provides an online statement of all property taxes due on your parcel. Check it out today! If you are mailing payment for both installments, please include both payment coupons in your envelope.

PAY by eCheck for FREE and receive same day credit and a detailed receipt! Visit our website at ocgov.com/octaxbill and view/print and pay your Supplemental Property Tax bill today!

PAYMENT OPTIONS:

- ✓ Online at ocgov.com/octaxbill
- ✓ Home Banking
- ✓ Mail
- ✓ In Person



Scan this QR code to view/pay your property tax bill online