

ANNUAL SECURED PROPERTY TAX BILL

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026
 ELIZABETH BUENROSTRO GINSBERG, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE, CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

PROPERTY IDENTIFICATION
 ASSESSOR'S ID.NO.: 8119 008 040 25 000
 OWNER OF RECORD AS OF JANUARY 1, 2025
 NOT AVAILABLE ONLINE

MAILING ADDRESS
 0034448-0034448 PDFEC 001 1234-- 827339

ASSESSEE NAME AND ADDRESS ARE NOT
 AVAILABLE ONLINE PER CA GOV CODE §6254.21

DETAIL OF TAXES DUE FOR		8119 008 040	25 000	61
AGENCY	AGENCY PHONE NO.	RATE		AMOUNT
GENERAL TAX LEVY		1.000000	\$	1,901.14
ALL AGENCIES				
VOTED INDEBTEDNESS				
METRO WATER DIST		.007000	\$	13.31
COMMNTY COLLEGE		.048986		93.13
HIGH SCHOOLS		.067619		128.55
DIRECT ASSESSMENTS				
SAFE CLEAN WATER	(833) 275-7297		\$	547.87
CONSLDATED SEWER	(626) 300-3340			322.50
LACO VECTR CNTRL	(800) 273-5167			18.97
SEM SEWER FEE	(626) 579-6540			176.85
FLOOD CONTROL	(626) 979-5498			141.62
USGV MWD CHG	(866) 807-6864			10.00
MWD STANDBY #15	(866) 807-6864			9.26
LA CO FIRE DEPT	(213) 466-5596			94.65
RPOSD MEASURE A	(833) 265-2600			40.20
TRAUMA/EMERG SRV	(866) 587-2862			132.61

Save Money – Save Time – Pay Online
ftc.lacounty.gov

Electronic Payment Information
 (Required for Online and Telephone Payments)
 ID#:19 8119 008 040 5 YEAR:25 SEQUENCE:000 1
Personal Identification Number (PIN)
 PIN: B0QSG6

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
 1225 DURFEE AVE SOUTH EL M
 P M 45-81 LOT 1

ROLL YEAR 25-26	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	189,561	189,561
IMPROVEMENTS	553	553

ASSESSOR'S REGIONAL OFFICE
 REGION #27 INDEX: TRA:14786
 EAST DISTRICT OFFICE
 1190 DURFEE AVE.
 SOUTH EL MONTE CA 91733
 (626)258-6001

TOTAL	190,114
LESS EXEMPTION:	
NET TAXABLE VALUE	190,114

ACCT. NO.: PRINT NO.: 34448 BILL ID.:

1ST	\$1,815.34	2ND	\$1,815.32	1ST	\$3,630.66
	DUE NOVEMBER 1, 2025 (After December 10, 2025, add 10% penalty)		DUE FEBRUARY 1, 2026 (After April 10, 2026, add 10% penalty and \$10 cost)	+	IF PAYING BOTH BY DECEMBER 10, 2025 (Include 1st & 2nd stubs if paying by mail)

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

SEE REVERSE SIDE FOR MORE INFORMATION.

DETACH AND MAIL WITH YOUR PAYMENT
 SAVE MONEY! SAVE TIME! PAY ONLINE!



ANNUAL 2025

ASSESSEE NAME AND ADDRESS ARE NOT
 AVAILABLE ONLINE PER CA GOV CODE
 §6254.21

ASSESSOR'S ID. NO. YR SEQ CK PK
 8119 008 040 25 000 61 2

FOR MAILING ADDRESS CHANGE
 PLEASE SEE REVERSE SIDE OF THIS
 PAYMENT COUPON.

2ND Installment Taxes due Feb. 1 and must
 be received or USPS Postmarked by April 10
 If received or postmarked after, include
 10% penalty and \$10 cost

2ND INSTALLMENT DUE INDICATE AMOUNT PAID
\$1,815.32

MAKE PAYMENT PAYABLE TO:
 Please write the ASSESSOR'S ID. NO.
 on the lower left corner of your payment.
 41614

LOS ANGELES COUNTY TAX COLLECTOR
 P.O. BOX 54018
 LOS ANGELES, CA 90054-0018

26425000181190080400000181532000020068561420410

2ND

DETACH AND MAIL WITH YOUR PAYMENT
 SAVE MONEY! SAVE TIME! PAY ONLINE!



ANNUAL 2025

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 §6254.21

ASSESSOR'S ID. NO. YR SEQ CK PK
 8119 008 040 25 000 61 1

FOR MAILING ADDRESS CHANGE
 PLEASE SEE REVERSE SIDE OF THIS
 PAYMENT COUPON.

1ST Installment Taxes due Nov. 1 and must
 be received or USPS Postmarked by December 10
 If received or postmarked after, include
 10% penalty

1ST INSTALLMENT DUE INDICATE AMOUNT PAID
\$1,815.34

MAKE PAYMENT PAYABLE TO:
 Please write the ASSESSOR'S ID. NO.
 on the lower left corner of your payment.
 51618

LOS ANGELES COUNTY TAX COLLECTOR
 P.O. BOX 54018
 LOS ANGELES, CA 90054-0018

25525000181190080400000181534000019968761811210

1ST