

July 1, 2026

FROM THE OFFICE OF CLAUDE PARRISH
ORANGE COUNTY ASSESSOR
500 S. MAIN ST, SUITE 103
ORANGE, CALIFORNIA 92868

Contact: CLAUDE PARRISH (714) 834-2734

FOR IMMEDIATE RELEASE

Orange County Assessor Claude Parrish has delivered the 2026-27 Local Assessment Roll of Values on June 26, 2026, for the twelfth consecutive year, ahead of schedule in accordance with the Revenue and Taxation Code that requires delivery on or before July 1st, and includes all locally assessable property in Orange County.

The total net taxable value on the Roll is over \$889.63 billion. The Roll of Values is up 4.65% or \$39.51 billion more than last year (2025-26). Most of Orange County's 34 cities and the unincorporated areas had a year-to-year increase in net taxable value. Value changes reflect the Orange County real estate market, where sales remain slow despite high prices. New residential and commercial construction continues throughout the county, and office property values appear to have stabilized following post-pandemic declines.

Under Prop. 13, the Consumer Price Index (CPI) increase this year that will apply to many properties is 2.000%, which is unchanged from 2025-26. Prop. 13 continues to provide taxpayers with taxable value protection.

The \$889,632,645,999 Local Assessment Roll includes 1,047,982 units of property valued on the Secured Roll and the Unsecured Roll (last year, the Roll value was \$850,118,199,667). The Secured Roll represents the Prop. 13 increases and Prop. 8 decreases in taxable value of all locally assessed real estate, excluding exempt properties such as schools, hospitals and churches. This year the Secured Roll includes 976,341 parcels and has a total value of \$858.45 billion, an increase of \$39.04 billion or 4.76% more than last year. The Unsecured Roll consists primarily of business personal property, boat and aircraft assessments. The 2026-27 Unsecured Roll of \$31.184 billion had an increase of \$0.477 billion or 1.55% from 2025-26. The Unsecured Roll has a total of 71,641 assessments, including 57,999 business, 12,908 vessel and 734 aircraft assessments.

It is important to emphasize that the Assessment Roll of Values reflects taxable property values as of January 1, 2026. Although real estate sales are down, new construction and real estate values remain high, all helped to add value to the Roll. Many properties that had a Prop. 8 taxable value decrease in prior years will see their taxable value increase back up to their Prop. 13 limit based on market conditions. Increases are applicable only up to the Prop. 13 taxable value limit for each property.

The Roll of Values increased by 4.65% for 2026-27, compared to the 5.07% increase for 2025-26. Los Alamitos has the highest value increase by percentage (9.06%) this year, followed by Dana Point (6.50%) and Westminster (5.91%). Irvine has the county's highest total assessed value of \$125.3 billion. Newport Beach is second with a value of \$89.1 billion, and Anaheim has the county's third highest total assessed value of \$69.2 billion.

Source: Orange County Assessor

Prop. 13 works to limit the taxable value of property in the following manner; first, the basic tax rate is fixed at one percent (1%) everywhere in California. Second, if the market value of property is higher than the Prop. 13 taxable value, then the taxable value can increase up to the Consumer Price Index (2.000% this year) not to exceed a maximum of 2% per year. Third, taxable value for each year is the lower value of either the market value or the Prop. 13 taxable value on January 1. All property owners benefit from Prop. 13 and Prop. 8 protection.

Our office has received several calls regarding the Prop. 19 intergenerational exclusion from reassessment for a change in ownership between parent and child or between grandparent and grandchild. To qualify for this exclusion a homeowners' property tax exemption claim form must be filed within one year from the date of the change in ownership and is subject to certain conditions and limitations.

Additionally, under Prop. 19, any person at least 55 years of age, any severely and permanently disabled person, or a victim of wildfire or natural disaster who resides in property that is eligible for either the homeowners' exemption, or the disabled veterans' exemption, may transfer their factored base year value to any replacement dwelling that is their principal residence, subject to certain conditions and limitations. To qualify the claimant's replacement property must be purchased or newly constructed within two years of the sale of the claimant's original property. Claimants who are at least 55 years of age or severely and permanently disabled are limited to transfer the factored base year value of a primary residence no more than three times.

A property value notice is in the mail to the owners of real estate, as of January 1, 2026, that may have a change in ownership, new construction, restoration of Prop. 8 value, or other activities. These notices help taxpayers to review their taxable values and follow-up with the Assessor before tax bills are issued in the fall.

Similar to last year, property owners will not receive a value notice if their 2026 Taxable Value is equal to their last year's Prop. 13 value plus the Consumer Price Index (2.000% this year). These owners will have the property value information on the property tax bill issued by the Treasurer-Tax Collector in September 2026. Property owners can still contact the Assessor Department at (714) 834-2727 to request a value notice or verify mailing address.

With the change in value notice mailing starting in 2015, Assessor Claude Parrish has again extended the assessment appeals filing deadline from September 15th to November 30th. It will also save a significant amount of taxpayer dollars for notice printing, handling and postage expenses.

Values provided on the notices have been determined in accordance with Prop. 13 and other applicable laws. All taxable property is valued as of January 1, the lien date, as prescribed by law. The Assessor is required to enroll the property's Prop. 13 taxable value or the market value on January 1, whichever is lower.

New construction, changes in ownership and market value changes that occur after January 1 are not included on the value notice. Assessable events that occur after January 1 may be adjusted with a supplemental assessment during the year, and will be included in next year's Annual Roll.

Property owners who disagree with the property value on the value notice or the tax bill may contact the Assessor Department at (714) 834-2727. We welcome the opportunity to answer any questions and explain the assessment. If property owners want to appeal the annual property values, they can find information about the appeals process on the Clerk of the Board of Supervisors' website at cob.oc.gov.

Source: Orange County Assessor

July 1, 2026

To change a mailing address, please complete and submit the "Change of Mailing Address" form available on the Assessor website at www.ocassessor.gov. Other useful property tax information is also available on the Assessor website.

Assessor Claude Parrish created the Taxpayer's Advocate Office, a first in Orange County, to assist taxpayers with real property valuation and other issues. Information on contacting the Taxpayer's Advocate Office can be found on our website.

Assessor Parrish also created the Business Tax Resolution Specialist position to assist business owners, boat and aircraft owners with personal property valuation issues and questions.

We want to especially thank the employees of the Orange County Assessor's office for their hard work, personal commitment and dedication in completing the property tax Roll on time every year since 2015.

Source: Orange County Assessor

FROM THE OFFICE OF CLAUDE PARRISH
ORANGE COUNTY ASSESSOR
500 S. MAIN ST #103
ORANGE, CA

2026-27 ROLL DETAIL BY CITY

PRIME TAX RATE AREA	CITY	SECURED ROLL	UNSECURED ROLL	2026-27 TOTAL	% CHANGE	PARCEL COUNT	2025-26 TOTAL	DIFFERENCE 25-26 TO 26-27
1	ANAHEIM	66,117,817,201	3,041,393,054	69,159,210,255	3.05%	80,651	67,114,451,190	2,044,759,065
2	BREA	14,389,881,861	826,806,558	15,216,688,419	4.95%	14,886	14,499,154,989	717,533,430
3	FULLERTON	28,663,207,415	1,230,892,760	29,894,100,175	5.03%	35,550	28,463,539,820	1,430,560,355
4	HUNTINGTON BEACH	56,358,753,943	1,618,366,892	57,977,120,835	4.98%	65,565	55,224,564,681	2,752,556,154
5	LAGUNA BEACH	23,224,700,098	189,198,990	23,413,899,088	5.08%	13,640	22,282,314,078	1,131,585,010
6	LA HABRA	9,805,620,047	237,311,327	10,042,931,374	4.43%	15,985	9,616,537,874	426,393,500
7	NEWPORT BEACH	86,759,406,000	2,367,266,771	89,126,672,771	5.65%	76,106	84,359,857,972	4,766,814,799
8	ORANGE	29,789,645,005	1,154,386,057	30,944,031,062	3.84%	38,485	29,798,300,522	1,145,730,540
9	PLACENTIA	10,206,697,604	255,313,332	10,462,010,936	5.18%	15,290	9,946,619,059	515,391,877
10	SAN CLEMENTE	25,020,957,512	398,237,358	25,419,194,870	5.28%	32,042	24,144,575,020	1,274,619,850
11	SANTA ANA	36,511,759,142	2,214,883,248	38,726,642,390	3.90%	57,966	37,273,300,911	1,453,341,479
12	SEAL BEACH	8,115,894,114	181,186,129	8,297,080,243	4.52%	6,509	7,938,428,746	358,651,497
13	TUSTIN	18,804,981,034	732,803,475	19,537,784,509	4.49%	21,213	18,697,892,232	839,892,277
14	BUENA PARK	14,855,908,230	639,613,951	15,495,522,181	4.75%	19,724	14,793,190,040	702,332,141
15	COSTA MESA	28,998,670,696	1,560,906,143	30,559,576,839	5.45%	26,436	28,981,031,583	1,578,545,256
16	LA PALMA	2,920,487,556	83,896,611	3,004,384,167	4.75%	4,290	2,868,178,868	136,205,299
17	STANTON	4,551,398,014	314,274,685	4,865,672,699	1.45%	8,582	4,796,157,136	69,515,563
18	GARDEN GROVE	23,932,952,290	1,013,453,687	24,946,405,977	5.06%	37,770	23,744,223,622	1,202,182,355
19	CYPRESS	10,539,504,808	487,282,877	11,026,787,685	4.40%	14,849	10,561,744,183	465,043,502
20	WESTMINSTER	13,587,225,651	263,500,589	13,850,726,240	5.91%	21,558	13,077,345,917	773,380,323
21	FOUNTAIN VALLEY	13,427,041,651	467,978,144	13,895,019,795	-0.90%	17,554	14,020,880,458	-125,860,663
22	LOS ALAMITOS	3,115,997,127	271,949,213	3,387,946,340	9.06%	3,158	3,106,591,920	281,354,420
23	SAN JUAN CAPISTRANO	12,176,764,992	173,922,097	12,350,687,089	4.12%	13,700	11,861,997,003	488,690,086
24	VILLA PARK	2,762,916,287	11,645,145	2,774,561,432	5.48%	2,108	2,630,505,962	144,055,470
25	YORBA LINDA	22,019,908,442	220,431,512	22,240,339,954	4.84%	24,073	21,214,490,864	1,025,849,090
26	IRVINE	119,231,433,996	6,082,353,411	125,313,787,407	5.31%	96,687	118,991,634,870	6,322,152,537
27	MISSION VIEJO	24,109,963,754	368,009,984	24,477,973,738	2.39%	34,319	23,906,572,730	571,401,008
28	DANA POINT	19,076,630,093	413,218,432	19,489,848,525	6.50%	23,967	18,300,957,145	1,188,891,380
29	LAGUNA NIGUEL	22,189,877,801	259,174,117	22,449,051,918	4.27%	24,201	21,529,896,686	919,155,232
30	LAKE FOREST	23,964,088,548	935,328,169	24,899,416,717	4.38%	30,304	23,853,926,042	1,045,490,675
31	LAGUNA HILLS	9,705,783,826	188,694,515	9,894,478,341	2.23%	10,475	9,678,633,023	215,845,318
32	LAGUNA WOODS	4,603,957,073	46,090,453	4,650,047,526	5.31%	6,952	4,415,504,803	234,542,723
33	RANCHO SANTA MARGARITA	11,512,062,490	349,361,514	11,861,424,004	4.24%	16,527	11,379,374,842	482,049,162
34	ALISO VIEJO	13,130,406,739	488,839,542	13,619,246,281	3.68%	15,919	13,136,236,824	483,009,457
SUBTOTAL		814,182,301,040	29,087,970,742	843,270,271,782	4.60%	927,041	806,208,611,615	37,061,660,167
UNINCORPORATED AREA		44,266,489,958	2,095,884,259	46,362,374,217	5.59%	49,300	43,909,588,052	2,452,786,165
GRAND TOTAL		\$858,448,790,998	\$31,183,855,001	\$889,632,645,999	4.65%	976,341	\$850,118,199,667	\$39,514,446,332

FROM THE OFFICE OF CLAUDE PARRISH
 ORANGE COUNTY ASSESSOR
 500 S. MAIN ST #103
 ORANGE, CA

THE BREAKDOWN OF VALUES FOR THE LOCAL ASSESSMENT ROLL IS AS FOLLOWS:

<u>CATEGORY</u>	<u>2025-26</u>	<u>2026-27</u>	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>
LAND & MINERAL RIGHTS	\$556,757,920,093	\$588,576,523,050	\$31,818,602,957	
IMPROVEMENTS	\$316,173,107,404	\$327,559,143,608	\$11,386,036,204	3.60%
BUILDINGS	\$302,211,791,711	\$313,506,870,931	\$11,295,079,220	3.74%
EQUIPMENT	\$13,961,315,693	\$14,052,272,677	\$90,956,984	0.65%
PERSONAL PROPERTY	\$21,499,449,657	\$22,076,229,277	\$576,779,620	2.68%
GROSS TOTALS	<u>\$894,430,477,154</u>	<u>\$938,211,895,935</u>	<u>\$43,781,418,781</u>	4.89%
LESS: NON-REIMBURSABLE EXEMPTIONS	<u>\$41,546,392,607</u>	<u>\$45,867,137,619</u>	<u>\$4,320,745,012</u>	10.40%
LESS: HOMEOWNERS' EXMP	<u>\$2,765,884,880</u>	<u>\$2,712,112,317</u>	<u>-\$53,772,563</u>	-1.94%
NET TAXABLE VALUE	<u><u>\$850,118,199,667</u></u>	<u><u>\$889,632,645,999</u></u>	<u><u>\$39,514,446,332</u></u>	4.65%

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	<u>2025-26</u>	<u>2026-27</u>	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>
NET TAXABLE VALUE	\$850,118,199,667	\$889,632,645,999	\$39,514,446,332	4.65%

THIS ASSESSMENT ROLL COMPARES WITH PRIOR YEARS AS FOLLOWS:

	<u>DOLLAR CHANGE</u>	<u>PERCENT CHANGE</u>	<u>CPI Factor Applied per Proposition 13</u>
2026	\$39,514,446,332	4.65%	2.000%
2025	\$41,055,946,263	5.07%	2.000%
2024	\$41,558,166,581	5.41%	2.000%
2023	\$46,252,875,007	6.41%	2.000%
2022	\$43,186,348,764	6.37%	2.000%
2021	\$22,760,149,492	3.47%	1.036%
2020	\$29,552,018,375	4.72%	2.000%
2019	\$33,165,142,597	5.60%	2.000%
2018	\$34,776,973,612	6.23%	2.000%
2017	\$31,672,206,244	6.02%	2.000%
2016	\$27,131,231,357	5.44%	1.525%
2015	\$27,740,417,022	5.89%	1.998%
2014	\$28,410,628,746	6.42%	0.454%
2013	\$14,377,330,279	3.36%	2.000%
2012	\$8,074,928,370	1.92%	2.000%
2011	\$3,617,952,892	0.87%	0.753%
2010	-\$2,031,213,811	-0.48%	-0.237%
2009	-\$5,204,530,723	-1.23%	2.000%
2008	\$15,279,742,970	3.74%	2.000%
2007	\$31,456,584,674	8.34%	2.000%
2006	\$38,040,521,957	11.21%	2.000%
2005	\$30,569,635,973	9.90%	2.000%
2004	\$24,736,534,377	8.71%	1.867%
2003	\$18,116,919,437	6.82%	2.000%
2002	\$20,672,866,377	8.43%	2.000%
2001	\$20,772,874,145	9.26%	2.000%
2000	\$19,730,158,084	9.64%	2.000%
1999	\$16,414,124,494	8.72%	1.853%
1998	\$10,219,261,362	5.74%	2.000%
1997	\$4,695,116,264	2.71%	2.000%
1996	\$801,097,331	0.46%	1.110%
1995	-\$36,307,733	-0.02%	1.190%
1994	-\$1,958,016,441	-1.12%	2.000%
1993	\$911,584,907	0.53%	2.000%
1992	\$8,170,181,138	4.94%	2.000%
1991	\$11,463,696,930	7.45%	2.000%
1990	\$15,999,931,878	11.60%	2.000%
1989	\$16,338,917,407	13.43%	2.000%
1988	\$11,526,599,131	10.47%	2.000%
1987	\$9,592,680,790	9.55%	2.000%
1986	\$9,343,763,217	10.26%	2.000%
1985	\$8,365,565,377	10.12%	2.000%
1984	\$9,291,907,785	12.66%	2.000%
1983	\$5,455,574,309	8.03%	1.000%
1982	\$8,638,593,513	14.60%	2.000%
1981	\$8,253,971,767	16.20%	2.000%

FROM THE OFFICE OF CLAUDE PARRISH
 ORANGE COUNTY ASSESSOR
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2026-27 ROLL DETAIL BY % VALUE CHANGE FROM 2025-26

DECREASING SORT

PRIME TAX RATE AREA	CITY	SECURED ROLL	UNSECURED ROLL	2026-27 TOTAL	% CHANGE	PARCEL COUNT	2025-26 TOTAL	DIFFERENCE 25-26 TO 26-27
22	LOS ALAMITOS	3,115,997,127	271,949,213	3,387,946,340	9.06%	3,158	3,106,591,920	281,354,420
28	DANA POINT	19,076,630,093	413,218,432	19,489,848,525	6.50%	23,967	18,300,957,145	1,188,891,380
20	WESTMINSTER	13,587,225,651	263,500,589	13,850,726,240	5.91%	21,558	13,077,345,917	773,380,323
7	NEWPORT BEACH	86,759,406,000	2,367,266,771	89,126,672,771	5.65%	76,106	84,359,857,972	4,766,814,799
24	VILLA PARK	2,762,916,287	11,645,145	2,774,561,432	5.48%	2,108	2,630,505,962	144,055,470
15	COSTA MESA	28,998,670,696	1,560,906,143	30,559,576,839	5.45%	26,436	28,981,031,583	1,578,545,256
26	IRVINE	119,231,433,996	6,082,353,411	125,313,787,407	5.31%	96,687	118,991,634,870	6,322,152,537
32	LAGUNA WOODS	4,603,957,073	46,090,453	4,650,047,526	5.31%	6,952	4,415,504,803	234,542,723
10	SAN CLEMENTE	25,020,957,512	398,237,358	25,419,194,870	5.28%	32,042	24,144,575,020	1,274,619,850
9	PLACENTIA	10,206,697,604	255,313,332	10,462,010,936	5.18%	15,290	9,946,619,059	515,391,877
5	LAGUNA BEACH	23,224,700,098	189,198,990	23,413,899,088	5.08%	13,640	22,282,314,078	1,131,585,010
18	GARDEN GROVE	23,932,952,290	1,013,453,687	24,946,405,977	5.06%	37,770	23,744,223,622	1,202,182,355
3	FULLERTON	28,663,207,415	1,230,892,760	29,894,100,175	5.03%	35,550	28,463,539,820	1,430,560,355
4	HUNTINGTON BEACH	56,358,753,943	1,618,366,892	57,977,120,835	4.98%	65,565	55,224,564,681	2,752,556,154
2	BREA	14,389,881,861	826,806,558	15,216,688,419	4.95%	14,886	14,499,154,989	717,533,430
25	YORBA LINDA	22,019,908,442	220,431,512	22,240,339,954	4.84%	24,073	21,214,490,864	1,025,849,090
16	LA PALMA	2,920,487,556	83,896,611	3,004,384,167	4.75%	4,290	2,868,178,868	136,205,299
14	BUENA PARK	14,855,908,230	639,613,951	15,495,522,181	4.75%	19,724	14,793,190,040	702,332,141
12	SEAL BEACH	8,115,894,114	181,186,129	8,297,080,243	4.52%	6,509	7,938,428,746	358,651,497
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6	LA HABRA	9,805,620,047	237,311,327	10,042,931,374	4.43%	15,985	9,616,537,874	426,393,500
19	CYPRESS	10,539,504,808	487,282,877	11,026,787,685	4.40%	14,849	10,561,744,183	465,043,502
30	LAKE FOREST	23,964,088,548	935,328,169	24,899,416,717	4.38%	30,304	23,853,926,042	1,045,490,675
29	LAGUNA NIGUEL	22,189,877,801	259,174,117	22,449,051,918	4.27%	24,201	21,529,896,686	919,155,232
33	RANCHO SANTA MARGARITA	11,512,062,490	349,361,514	11,861,424,004	4.24%	16,527	11,379,374,842	482,049,162
23	SAN JUAN CAPISTRANO	12,176,764,992	173,922,097	12,350,687,089	4.12%	13,700	11,861,997,003	488,690,086
11	SANTA ANA	36,511,759,142	2,214,883,248	38,726,642,390	3.90%	57,966	37,273,300,911	1,453,341,479
8	ORANGE	29,789,645,005	1,154,386,057	30,944,031,062	3.84%	38,485	29,798,300,522	1,145,730,540
34	ALISO VIEJO	13,130,406,739	488,839,542	13,619,246,281	3.68%	15,919	13,136,236,824	483,009,457
1	ANAHEIM	66,117,817,201	3,041,393,054	69,159,210,255	3.05%	80,651	67,114,451,190	2,044,759,065
27	MISSION VIEJO	24,109,963,754	368,009,984	24,477,973,738	2.39%	34,319	23,906,572,730	571,401,008
31	LAGUNA HILLS	9,705,783,826	188,694,515	9,894,478,341	2.23%	10,475	9,678,633,023	215,845,318
17	STANTON	4,551,398,014	314,274,685	4,865,672,699	1.45%	8,582	4,796,157,136	69,515,563
21	FOUNTAIN VALLEY	13,427,041,651	467,978,144	13,895,019,795	-0.90%	17,554	14,020,880,458	-125,860,663
--	UNINCORPORATED AREA	44,266,489,958	2,095,884,259	46,362,374,217	5.59%	49,300	43,909,588,052	2,452,786,165
GRAND TOTAL		\$858,448,790,998	\$31,183,855,001	\$889,632,645,999	4.65%	976,341	\$850,118,199,667	\$39,514,446,332

2026-27 ROLL DETAIL IN VALUE ORDER

PRIME TAX RATE AREA	CITY	SECURED ROLL	UNSECURED ROLL	2026-27 TOTAL	% CHANGE	PARCEL COUNT	2025-26 TOTAL	DIFFERENCE 25-26 TO 26-27
26	IRVINE	119,231,433,996	6,082,353,411	125,313,787,407	5.31%	96,687	118,991,634,870	6,322,152,537
7	NEWPORT BEACH	86,759,406,000	2,367,266,771	89,126,672,771	5.65%	76,106	84,359,857,972	4,766,814,799
1	ANAHEIM	66,117,817,201	3,041,393,054	69,159,210,255	3.05%	80,651	67,114,451,190	2,044,759,065
4	HUNTINGTON BEACH	56,358,753,943	1,618,366,892	57,977,120,835	4.98%	65,565	55,224,564,681	2,752,556,154
11	SANTA ANA	36,511,759,142	2,214,883,248	38,726,642,390	3.90%	57,966	37,273,300,911	1,453,341,479
8	ORANGE	29,789,645,005	1,154,386,057	30,944,031,062	3.84%	38,485	29,798,300,522	1,145,730,540
15	COSTA MESA	28,998,670,696	1,560,906,143	30,559,576,839	5.45%	26,436	28,981,031,583	1,578,545,256
3	FULLERTON	28,663,207,415	1,230,892,760	29,894,100,175	5.03%	35,550	28,463,539,820	1,430,560,355
10	SAN CLEMENTE	25,020,957,512	398,237,358	25,419,194,870	5.28%	32,042	24,144,575,020	1,274,619,850
18	GARDEN GROVE	23,932,952,290	1,013,453,687	24,946,405,977	5.06%	37,770	23,744,223,622	1,202,182,355
30	LAKE FOREST	23,964,088,548	935,328,169	24,899,416,717	4.38%	30,304	23,853,926,042	1,045,490,675
27	MISSION VIEJO	24,109,963,754	368,009,984	24,477,973,738	2.39%	34,319	23,906,572,730	571,401,008
5	LAGUNA BEACH	23,224,700,098	189,198,990	23,413,899,088	5.08%	13,640	22,282,314,078	1,131,585,010
29	LAGUNA NIGUEL	22,189,877,801	259,174,117	22,449,051,918	4.27%	24,201	21,529,896,686	919,155,232
25	YORBA LINDA	22,019,908,442	220,431,512	22,240,339,954	4.84%	24,073	21,214,490,864	1,025,849,090
13	TUSTIN	18,804,981,034	732,803,475	19,537,784,509	4.49%	21,213	18,697,892,232	839,892,277
28	DANA POINT	19,076,630,093	413,218,432	19,489,848,525	6.50%	23,967	18,300,957,145	1,188,891,380
14	BUENA PARK	14,855,908,230	639,613,951	15,495,522,181	4.75%	19,724	14,793,190,040	702,332,141
2	BREA	14,389,881,861	826,806,558	15,216,688,419	4.95%	14,886	14,499,154,989	717,533,430
21	FOUNTAIN VALLEY	13,427,041,651	467,978,144	13,895,019,795	-0.90%	17,554	14,020,880,458	-125,860,663
20	WESTMINSTER	13,587,225,651	263,500,589	13,850,726,240	5.91%	21,558	13,077,345,917	773,380,323
34	ALISO VIEJO	13,130,406,739	488,839,542	13,619,246,281	3.68%	15,919	13,136,236,824	483,009,457
23	SAN JUAN CAPISTRANO	12,176,764,992	173,922,097	12,350,687,089	4.12%	13,700	11,861,997,003	488,690,086
33	RANCHO SANTA MARGARITA	11,512,062,490	349,361,514	11,861,424,004	4.24%	16,527	11,379,374,842	482,049,162
19	CYPRESS	10,539,504,808	487,282,877	11,026,787,685	4.40%	14,849	10,561,744,183	465,043,502
9	PLACENTIA	10,206,697,604	255,313,332	10,462,010,936	5.18%	15,290	9,946,619,059	515,391,877
6	LA HABRA	9,805,620,047	237,311,327	10,042,931,374	4.43%	15,985	9,616,537,874	426,393,500
31	LAGUNA HILLS	9,705,783,826	188,694,515	9,894,478,341	2.23%	10,475	9,678,633,023	215,845,318
12	SEAL BEACH	8,115,894,114	181,186,129	8,297,080,243	4.52%	6,509	7,938,428,746	358,651,497
17	STANTON	4,551,398,014	314,274,685	4,865,672,699	1.45%	8,582	4,796,157,136	69,515,563
32	LAGUNA WOODS	4,603,957,073	46,090,453	4,650,047,526	5.31%	6,952	4,415,504,803	234,542,723
22	LOS ALAMITOS	3,115,997,127	271,949,213	3,387,946,340	9.06%	3,158	3,106,591,920	281,354,420
16	LA PALMA	2,920,487,556	83,896,611	3,004,384,167	4.75%	4,290	2,868,178,868	136,205,299
24	VILLA PARK	2,762,916,287	11,645,145	2,774,561,432	5.48%	2,108	2,630,505,962	144,055,470
--	UNINCORPORATED AREA	44,266,489,958	2,095,884,259	46,362,374,217	5.59%	49,300	43,909,588,052	2,452,786,165
GRAND TOTAL		\$858,448,790,998	\$31,183,855,001	\$889,632,645,999	4.65%	976,341	\$850,118,199,667	\$39,514,446,332

SECURED ROLL 2026-27

Parcel Count	Prime TRA		Land and				Gross Totals	Homeowners' Exemptions	Other Exemptions	Net Value
			Mineral Rights	Improvements	Other Imps	PP/Equipment				
80,651	01	ANAHEIM	40,805,177,242	29,072,992,146	1,397,820,608	1,177,637,563	72,453,627,559	203,109,258	6,132,701,100	66,117,817,201
14,886	02	BREA	9,139,069,391	5,813,586,324	13,582,977	49,262,287	15,015,500,979	46,235,517	579,383,601	14,389,881,861
35,550	03	FULLERTON	20,074,678,617	10,461,404,044	2,883,413	24,722,273	30,563,688,347	105,935,808	1,794,545,124	28,663,207,415
65,565	04	HUNTINGTON BEACH	41,393,701,695	16,942,892,891	21,794,303	144,502,132	58,502,891,021	209,421,424	1,934,715,654	56,358,753,943
13,640	05	LAGUNA BEACH	19,241,793,570	4,366,199,868	1,859,894	9,497,948	23,619,351,280	28,150,672	366,500,510	23,224,700,098
15,985	06	LA HABRA	6,961,254,404	3,140,650,167	14,906,281	16,655,992	10,133,466,844	47,162,223	280,684,574	9,805,620,047
76,106	07	NEWPORT BEACH	65,856,129,512	22,845,987,706	162,654,247	219,390,760	89,084,162,225	86,424,366	2,238,331,859	86,759,406,000
38,485	08	ORANGE	20,597,978,034	13,347,217,488	128,598,520	148,375,078	34,222,169,120	114,214,505	4,318,309,610	29,789,645,005
15,290	09	PLACENTIA	6,856,447,039	3,684,739,564	9,844,039	31,669,622	10,582,700,264	51,336,157	324,666,503	10,206,697,604
32,042	10	SAN CLEMENTE	17,054,905,072	8,435,084,322	185,710	9,285,484	25,499,460,588	71,924,309	406,578,767	25,020,957,512
57,966	11	SANTA ANA	26,461,936,194	14,615,283,678	39,656,316	98,942,608	41,215,818,796	145,297,998	4,558,761,656	36,511,759,142
6,509	12	SEAL BEACH	6,462,671,489	2,346,360,305	574,807	1,739,972	8,811,346,573	45,704,870	649,747,589	8,115,894,114
21,213	13	TUSTIN	12,762,705,144	7,318,062,752	10,013,224	35,154,556	20,125,935,676	58,893,873	1,262,060,769	18,804,981,034
19,724	14	BUENA PARK	10,334,677,872	4,962,650,701	72,334,524	71,008,987	15,440,672,084	60,743,618	524,020,236	14,855,908,230
26,436	15	COSTA MESA	20,276,371,052	10,396,926,092	42,826,994	56,435,992	30,772,560,130	71,097,530	1,702,791,904	28,998,670,696
4,290	16	LA PALMA	2,086,414,849	1,036,845,998	0	21,706	3,123,282,553	17,227,000	185,567,997	2,920,487,556
8,582	17	STANTON	3,233,711,719	1,523,386,314	31,850	32,349,599	4,789,479,482	22,401,962	215,679,506	4,551,398,014
37,770	18	GARDEN GROVE	17,442,885,838	7,577,193,033	42,365,671	52,145,486	25,114,590,028	113,833,091	1,067,804,647	23,932,952,290
14,849	19	CYPRESS	7,252,895,783	3,691,941,013	1,878,745	15,451,336	10,962,166,877	52,351,617	370,310,452	10,539,504,808
21,558	20	WESTMINSTER	9,903,808,638	4,254,476,227	1,191,093	40,344,574	14,199,820,532	65,924,144	546,670,737	13,587,225,651
17,554	21	FOUNTAIN VALLEY	9,756,165,141	4,468,516,056	70,362,086	62,104,799	14,357,148,082	64,086,532	866,019,899	13,427,041,651
3,158	22	LOS ALAMITOS	2,382,224,374	1,152,958,056	3,910,913	7,923,064	3,547,016,407	8,981,043	422,038,237	3,115,997,127
13,700	23	SAN JUAN CAPISTRANO	8,107,837,982	4,789,330,523	2,131,153	30,714,531	12,930,014,189	39,450,541	713,798,656	12,176,764,992
2,108	24	VILLA PARK	1,761,595,657	1,034,799,785	95,014	2,260,217	2,798,750,673	8,771,000	27,063,386	2,762,916,287
24,073	25	YORBA LINDA	13,999,374,496	8,839,534,461	487,996	4,791,327	22,844,188,280	88,578,120	735,701,718	22,019,908,442
96,687	26	IRVINE	71,212,497,186	54,373,951,810	365,487,699	871,639,309	126,823,576,004	236,364,186	7,355,777,822	119,231,433,996
34,319	27	MISSION VIEJO	16,377,200,184	8,719,180,374	3,204,267	6,472,392	25,106,057,217	120,568,000	875,525,463	24,109,963,754
23,967	28	DANA POINT	14,159,353,132	5,347,968,781	1,427,998	35,727,115	19,544,477,026	38,521,513	429,325,420	19,076,630,093
24,201	29	LAGUNA NIGUEL	14,729,080,947	7,942,196,395	38,167	766,102	22,672,081,611	81,158,000	401,045,810	22,189,877,801
30,304	30	LAKE FOREST	15,150,101,555	9,301,896,586	1,344,882	36,087,790	24,489,430,813	92,673,648	432,668,617	23,964,088,548
10,475	31	LAGUNA HILLS	6,310,775,769	3,654,222,719	440,683	9,874,977	9,975,314,148	34,046,823	235,483,499	9,705,783,826
6,952	32	LAGUNA WOODS	3,144,039,910	1,531,024,825	394,280	914,525	4,676,373,540	42,010,481	30,405,986	4,603,957,073
16,527	33	RANCHO SANTA MARGARITA	7,327,001,368	4,578,187,939	1,707,555	4,887,469	11,911,784,331	51,534,000	348,187,841	11,512,062,490
15,919	34	ALISO VIEJO	8,385,893,628	5,532,458,933	3,166,724	5,079,168	13,926,598,453	46,823,000	749,368,714	13,130,406,739
0	52	Anaheim, Fullerton, Orange	0	0	0	0	0	0	0	0
130	53	Brea-Olinda	159,861,883	22,127,665	0	0	181,989,548	0	48,586,112	133,403,436
130	54	Buena Park, La Palma	44,897,245	14,101,983	0	0	58,999,228	518,000	361,342	58,119,886
297	55	Newport Mesa Unified	216,973,635	55,994,407	20,148	72,699	273,060,889	714,000	31,887,089	240,459,800
511	62	Garden Grove Unified	166,655,389	55,397,011	0	751,770	222,804,170	1,679,671	180,671	220,943,828
43	64	Huntington Beach, Costa Mesa	57,295,984	3,215,700	0	0	60,511,684	0	50,201,421	10,310,263
789	66	Laguna Beach Unified	2,552,244,410	581,377,008	0	69,859	3,133,691,277	1,421,000	147,959,761	2,984,310,516
0	67	La Habra, Brea, Fullerton	0	0	0	0	0	0	0	0
3,686	68	Los Alamitos	2,594,196,215	907,248,108	0	0	3,501,444,323	14,987,000	29,480,134	3,456,977,189
0	70	La Habra	0	0	0	0	0	0	0	0
2,058	71	Magnolia(Anaheim, Garden Grove)	775,460,761	276,905,845	0	0	1,052,366,606	6,188,000	9,916,529	1,036,262,077
167	73	Ocean View H.B.	127,846,643	21,056,936	0	0	148,903,579	455,000	75,144,904	73,303,675
4,229	76	Orange Unified	1,862,425,698	774,509,966	0	90,995	2,637,026,659	9,492,000	278,073,312	2,349,461,347
999	80	Placentia Unified	490,766,030	150,015,931	913,217	815,033	642,510,211	3,269,000	39,356,210	599,885,001
93	81	Irvine Unified	47,731,494	12,392,210	0	0	60,123,704	0	51,086,768	9,036,936
24,288	82	Capistrano Unified	13,001,547,733	10,001,879,476	11,003,119	147,428,478	23,161,858,806	61,516,000	441,101,516	22,659,241,290
123	83	Santa Ana Unified	185,208,683	203,365,675	1,904,527	2,276,658	392,755,543	0	178,345,135	214,410,408
0	84	Savanna G.G.	0	0	0	0	0	0	0	0
1,332	88	Saddleback Valley Unified	612,372,773	333,238,290	0	0	945,611,063	2,121,000	110,295,126	833,194,937
8,901	89	Tustin Unified	5,938,015,274	2,707,962,846	152,554	402,956	8,646,533,630	35,476,000	95,207,260	8,515,850,370
1,524	91	Westminster (H.B., Seal Beach, G.G.)	649,708,729	285,973,998	0	5,144,587	940,827,314	3,318,817	66,189,498	871,318,999
0	-	Unspecified	0	0	0	0	0	0	0	0
976,341			\$586,485,563,062	\$313,506,870,931	\$2,433,196,198	\$3,470,889,775	\$905,896,519,966	\$2,712,112,317	\$44,735,616,651	\$858,448,790,998

SECURED ROLL 2026-27 - SORT BY \$ NET VALUE

CITIES SORTED ON TOP

Parcel Count	Prime TRA	Land and Mineral Rights	Improvements	Other Imps	PP/Equipment	Gross Totals	Homeowners' Exemptions	Other Exemptions	Net Value
96,687	26	IRVINE	71,212,497,186	54,373,951,810	365,487,699	871,639,309	126,823,576,004	236,364,186	119,231,433,996
76,106	07	NEWPORT BEACH	65,856,129,512	22,845,987,706	162,654,247	219,390,760	89,084,162,225	86,424,366	86,759,406,000
80,651	01	ANAHEIM	40,805,177,242	29,072,992,146	1,397,820,608	1,177,637,563	72,453,627,559	203,109,258	66,117,817,201
65,565	04	HUNTINGTON BEACH	41,393,701,695	16,942,892,891	21,794,303	144,502,132	58,502,891,021	209,421,424	56,358,753,943
57,966	11	SANTA ANA	26,461,936,194	14,615,283,678	39,656,316	98,942,608	41,215,818,796	145,297,998	36,511,759,142
38,485	08	ORANGE	20,597,978,034	13,347,217,488	128,598,520	148,375,078	34,222,169,120	114,214,505	29,789,645,005
26,436	15	COSTA MESA	20,276,371,052	10,396,926,092	42,826,994	56,435,992	30,772,560,130	71,097,530	28,998,670,696
35,550	03	FULLERTON	20,074,678,617	10,461,404,044	2,883,413	24,722,273	30,563,688,347	105,935,808	28,663,207,415
32,042	10	SAN CLEMENTE	17,054,905,072	8,435,084,322	185,710	9,285,484	25,499,460,588	71,924,309	25,020,957,512
34,319	27	MISSION VIEJO	16,377,200,184	8,719,180,374	3,204,267	6,472,392	25,106,057,217	120,568,000	24,109,963,754
30,304	30	LAKE FOREST	15,150,101,555	9,301,896,586	1,344,882	36,087,790	24,489,430,813	92,673,648	23,964,088,548
37,770	18	GARDEN GROVE	17,442,885,838	7,577,193,033	42,365,671	52,145,486	25,114,590,028	113,833,091	23,932,952,290
13,640	05	LAGUNA BEACH	19,241,793,570	4,366,199,868	1,859,894	9,497,948	23,619,351,280	28,150,672	23,224,700,098
24,201	29	LAGUNA NIGUEL	14,729,080,947	7,942,196,395	38,167	766,102	22,672,081,611	81,158,000	22,189,877,801
24,073	25	YORBA LINDA	13,999,374,496	8,839,534,461	487,996	4,791,327	22,844,188,280	88,578,120	22,019,908,442
23,967	28	DANA POINT	14,159,353,132	5,347,968,781	1,427,998	35,727,115	19,544,477,026	38,521,513	19,076,630,093
21,213	13	TUSTIN	12,762,705,144	7,318,062,752	10,013,224	35,154,556	20,125,935,676	58,893,873	18,804,981,034
19,724	14	BUENA PARK	10,334,677,872	4,962,650,701	72,334,524	71,008,987	15,440,672,084	60,743,618	14,855,908,230
14,886	02	BREA	9,139,069,391	5,813,586,324	13,582,977	49,262,287	15,015,500,979	46,235,517	14,389,881,861
21,558	20	WESTMINSTER	9,903,808,638	4,254,476,227	1,191,093	40,344,574	14,199,820,532	65,924,144	13,587,225,651
17,554	21	FOUNTAIN VALLEY	9,756,165,141	4,468,516,056	70,362,086	62,104,799	14,357,148,082	64,086,532	13,427,041,651
15,919	34	ALISO VIEJO	8,385,893,628	5,532,458,933	3,166,724	5,079,168	13,926,598,453	46,823,000	13,130,406,739
13,700	23	SAN JUAN CAPISTRANO	8,107,837,982	4,789,330,523	2,131,153	30,714,531	12,930,014,189	39,450,541	12,176,764,992
16,527	33	RANCHO SANTA MARGARITA	7,327,001,368	4,578,187,939	1,707,555	4,887,469	11,911,784,331	51,534,000	11,512,062,490
14,849	19	CYPRESS	7,252,895,783	3,691,941,013	1,878,745	15,451,336	10,962,166,877	52,351,617	10,539,504,808
15,290	09	PLACENTIA	6,856,447,039	3,684,739,564	9,844,039	31,669,622	10,582,700,264	51,336,157	10,206,697,604
15,985	06	LA HABRA	6,961,254,404	3,140,650,167	14,906,281	16,655,992	10,133,466,844	47,162,223	9,805,620,047
10,475	31	LAGUNA HILLS	6,310,775,769	3,654,222,719	440,683	9,874,977	9,975,314,148	34,046,823	9,705,783,826
6,509	12	SEAL BEACH	6,462,671,489	2,346,360,305	574,807	1,739,972	8,811,346,573	45,704,870	8,115,894,114
6,952	32	LAGUNA WOODS	3,144,039,910	1,531,024,825	394,280	914,525	4,676,373,540	42,010,481	4,603,957,073
8,582	17	STANTON	3,233,711,719	1,523,386,314	31,850	32,349,599	4,789,479,482	22,401,962	4,551,398,014
3,158	22	LOS ALAMITOS	2,382,224,374	1,152,958,056	3,910,913	7,923,064	3,547,016,407	8,981,043	3,115,997,127
4,290	16	LA PALMA	2,086,414,849	1,036,845,998	0	2,170,706	3,123,282,553	17,227,000	2,920,487,556
2,108	24	VILLA PARK	1,761,595,657	1,034,799,785	95,014	2,260,217	2,798,750,673	8,771,000	2,762,916,287
24,288	82	Capistrano Unified	13,001,547,733	10,001,879,476	11,003,119	147,428,478	23,161,858,806	61,516,000	22,659,241,290
8,901	89	Tustin Unified	5,938,015,274	2,707,962,846	152,554	402,956	8,646,533,630	35,476,000	8,515,850,370
3,686	68	Los Alamitos	2,594,196,215	907,248,108	0	0	3,501,444,323	14,987,000	3,456,977,189
789	66	Laguna Beach Unified	2,552,244,410	581,377,008	0	69,859	3,133,691,277	1,421,000	2,984,310,516
4,229	76	Orange Unified	1,862,425,698	774,509,966	0	90,995	2,637,026,659	9,492,000	2,349,461,347
2,058	71	Magnolia(Anaheim, Garden Grove)	775,460,761	276,905,845	0	0	1,052,366,606	6,188,000	1,036,262,077
1,524	91	Westminster (H.B., Seal Beach, G.G.)	649,708,729	285,973,998	0	5,144,587	940,827,314	3,318,817	871,318,999
1,332	88	Saddleback Valley Unified	612,372,773	333,238,290	0	0	945,611,063	2,121,000	833,194,937
999	80	Placentia Unified	490,766,030	150,015,931	913,217	815,033	642,510,211	3,269,000	599,885,001
297	55	Newport Mesa Unified	216,973,635	55,994,407	20,148	72,699	273,060,889	714,000	240,459,800
511	62	Garden Grove Unified	166,655,389	55,397,011	0	751,770	222,804,170	1,679,671	220,943,828
123	83	Santa Ana Unified	185,208,683	203,365,675	1,904,527	2,276,658	392,755,543	0	214,410,408
130	53	Brea-Olinda	159,861,883	22,127,665	0	0	181,989,548	0	133,403,436
167	73	Ocean View H.B.	127,846,643	21,056,936	0	0	148,903,579	455,000	137,303,675
130	54	Buena Park, La Palma	44,897,245	14,101,983	0	0	58,999,228	518,000	58,119,886
43	64	Huntington Beach, Costa Mesa	57,295,984	3,215,700	0	0	60,511,684	0	10,310,263
93	81	Irvine Unified	47,731,494	12,392,210	0	0	60,123,704	0	9,036,936
0	52	Anaheim, Fullerton, Orange	0	0	0	0	0	0	0
0	67	La Habra, Brea, Fullerton	0	0	0	0	0	0	0
0	70	La Habra	0	0	0	0	0	0	0
0	84	Savanna G.G.	0	0	0	0	0	0	0
0	-	Unspecified	0	0	0	0	0	0	0
976,341			\$586,485,563,062	\$313,506,870,931	\$2,433,196,198	\$3,470,889,775	\$905,896,519,966	\$2,712,112,317	\$858,448,790,998

UNSECURED ROLL 2026-27

Bill Count	Prime TRA		Land and Mineral Rights	Other Improvements	PP/Equipment	Aircraft	Gross Totals	Homeowners Exemptions	Other Exemptions	Penalty	Net Value
6,192	01	ANAHEIM	92,748,566	1,271,124,801	1,700,930,901	0	3,064,804,268	-643,686	59,981,393	35,926,493	3,041,393,054
1,651	02	BREA	29,322,548	360,219,751	427,212,944	0	816,755,243	-70,000	3,123,520	13,104,835	826,806,558
2,792	03	FULLERTON	163,271,749	534,274,685	631,064,898	48,350,595	1,376,961,927	-344,400	162,715,587	16,302,020	1,230,892,760
5,459	04	HUNTINGTON BEACH	257,020,081	504,158,044	861,840,142	53,875	1,623,072,142	-805,000	22,001,901	16,491,651	1,618,366,892
612	05	LAGUNA BEACH	44,947,946	77,534,303	85,089,201	0	207,571,450	-91,000	20,219,355	1,755,895	189,198,990
938	06	LA HABRA	25,753,456	93,497,161	119,679,503	0	238,930,120	-82,600	4,298,980	2,597,587	237,311,327
7,941	07	NEWPORT BEACH	214,224,069	506,866,644	1,647,810,234	0	2,368,900,947	-249,200	46,571,841	44,688,465	2,367,266,771
3,674	08	ORANGE	80,990,778	531,981,291	787,583,778	3,394,279	1,403,950,126	-354,200	260,147,983	10,229,714	1,154,386,057
881	09	PLACENTIA	16,123,663	104,446,369	133,368,268	0	253,938,300	-120,400	701,063	1,955,695	255,313,332
1,397	10	SAN CLEMENTE	76,077,238	162,819,038	162,819,038	0	396,929,066	-148,400	2,460,261	3,620,153	398,237,358
5,144	11	SANTA ANA	112,294,534	868,739,163	1,263,465,273	0	2,244,498,970	-471,800	56,057,834	25,970,312	2,214,883,248
898	12	SEAL BEACH	31,464,674	88,457,966	61,939,373	0	181,862,013	-422,800	2,216,099	1,117,415	181,186,129
1,847	13	TUSTIN	17,431,629	279,525,690	439,165,991	0	736,123,310	-121,800	10,975,442	7,533,807	732,803,475
1,437	14	BUENA PARK	56,030,242	273,875,252	295,373,189	0	625,278,683	-289,800	-294,628	13,750,840	639,613,951
3,358	15	COSTA MESA	110,284,570	772,749,530	687,861,702	0	1,570,895,802	-180,600	23,760,036	13,589,777	1,560,906,143
265	16	LA PALMA	8,906,705	33,380,441	47,855,931	0	90,143,077	-21,000	6,612,950	345,484	83,896,611
527	17	STANTON	9,819,845	182,777,065	120,119,135	0	312,716,045	-49,000	4,082,802	5,592,442	314,274,685
2,549	18	GARDEN GROVE	146,893,996	383,450,508	489,769,045	0	1,020,113,549	-401,800	16,877,290	9,815,628	1,013,453,687
948	19	CYPRESS	20,512,404	184,495,323	280,011,753	0	485,019,480	-159,600	6,456,382	8,560,179	487,282,877
1,499	20	WESTMINSTER	79,246,482	93,089,869	88,104,471	0	260,440,822	-244,158	2,159,946	3,031,555	263,500,589
1,262	21	FOUNTAIN VALLEY	65,592,771	188,510,212	215,952,568	0	470,055,551	-198,800	3,929,559	1,653,352	467,978,144
648	22	LOS ALAMITOS	24,223,347	127,132,715	117,542,183	2,096,505	270,994,750	-37,800	123,352	1,040,015	271,949,213
795	23	SAN JUAN CAPISTRANO	20,548,138	67,164,556	90,250,547	0	177,963,241	-98,000	6,695,702	2,556,558	173,922,097
112	24	VILLA PARK	1,804,072	6,437,027	3,228,749	0	11,469,848	-67,200	0	108,097	11,645,145
1,071	25	YORBA LINDA	22,936,096	88,295,007	113,684,537	0	224,915,640	-137,200	7,713,422	3,092,094	220,431,512
7,443	26	IRVINE	119,656,615	2,316,663,395	3,682,890,760	5,775,596	6,124,986,366	-651,000	110,019,755	66,735,800	6,082,353,411
1,652	27	MISSION VIEJO	39,774,284	262,950,662	237,776,902	0	540,501,848	-422,800	178,084,918	5,170,254	368,009,984
2,273	28	DANA POINT	35,438,699	94,870,233	278,853,721	0	409,162,653	-183,400	2,172,507	6,044,886	413,218,432
835	29	LAGUNA NIGUEL	29,934,774	122,196,633	103,713,153	0	255,844,560	-182,000	188,532	3,336,089	259,174,117
1,729	30	LAKE FOREST	28,988,232	401,603,831	501,387,180	0	931,979,243	-191,800	7,391,958	10,549,084	935,328,169
885	31	LAGUNA HILLS	11,696,666	110,186,735	137,413,855	0	259,297,256	-22,400	72,414,416	1,789,275	188,694,515
227	32	LAGUNA WOODS	13,989,119	18,362,333	12,938,534	0	45,289,986	-250,600	71,523	621,390	46,090,453
632	33	RANCHO SANTA MARGARITA	9,141,035	168,101,711	184,703,637	4,238,669	366,185,052	-61,600	19,015,968	2,130,830	349,361,514
629	34	ALISO VIEJO	9,076,664	180,879,173	304,798,523	0	494,754,360	-35,000	10,091,670	4,141,852	488,839,542
0	52	Anaheim, Fullerton, Orange	0	0	0	0	0	0	0	0	0
8	53	Brea-Olinda	0	26,792,046	3,852,771	0	30,644,817	0	187,002	0	30,457,815
2	54	Buena Park, La Palma	0	0	34,305	0	34,305	0	0	0	34,305
26	55	Newport Mesa Unified	0	1,101,442	1,227,031	0	2,328,473	0	0	45,251	2,373,724
0	61	Fullerton, Anaheim, Brea	0	0	0	0	0	0	0	0	0
7	62	Garden Grove Unified	810,716	260,320	186,057	0	1,257,093	0	0	0	1,257,093
0	64	Huntington Beach, Costa Mesa	0	0	0	0	0	0	0	0	0
3	66	Laguna Beach Unified	12,830,261	156,506	39,888	0	13,026,655	0	0	0	13,026,655
0	67	La Habra, Brea, Fullerton	0	0	0	0	0	0	0	0	0
87	68	Los Alamitos	7,087,131	5,558,158	4,003,084	0	16,648,373	-57,400	1,018,201	34,349	15,721,921
0	70	La Habra	0	0	0	0	0	0	0	0	0
21	71	Magnolia(Anaheim, Garden Grove)	804,790	353,784	360,499	0	1,519,073	0	0	17,160	1,536,233
2	73	Ocean View H.B.	888,892	37,384	25,717	0	951,993	0	0	0	951,993
80	76	Orange Unified	8,463,610	16,959,283	18,409,822	0	43,832,715	-56,000	845,223	135,074	43,178,566
22	80	Placentia Unified	1,241,116	220,970	430,639	0	1,892,725	-14,000	15,320	16,667	1,908,072
0	81	Irvine Unified	0	0	0	0	0	0	0	0	0
414	82	Capistrano Unified	7,176,961	64,196,611	71,332,260	0	142,705,832	-36,400	106,895	2,158,360	144,793,697
506	83	Santa Ana Unified	0	58,552,373	649,389,972	1,060,123,650	1,768,065,995	0	880,606	27,986,885	1,795,172,274
0	84	Savanna G.G.	0	0	0	0	0	0	0	0	0
17	88	Saddleback Valley Unified	1,431,444	497,765	779,467	0	2,708,676	0	260,119	15,746	2,464,303
190	89	Tustin Unified	14,124,547	8,054,229	7,668,429	0	29,847,205	-128,800	875,884	351,417	29,451,538
45	91	Westminster (H.B., Seal Beach, G.G.)	3,182,200	2,037,084	1,071,700	0	6,290,984	-21,000	236,399	52,594	6,128,179
9	-	Pipelines and Misc.	6,752,633	0	0	0	6,752,633	0	0	675,258	7,427,891
71,641			\$2,090,959,988	\$11,619,076,479	\$17,096,743,605	\$1,124,033,169	\$31,930,813,241	-\$8,124,444	\$1,131,520,968	\$376,438,284	\$31,183,855,001

UNSECURED ROLL 2026-27 - SORT BY \$ NET VALUE **CITIES SORTED ON TOP**

Bill Count	Prime TRA	Land and Mineral Rights	Other Improvements	PP/Equipment	Aircraft	Gross Totals	Homeowners Exemptions	Other Exemptions	Penalty	Net Value	
7,443	26	IRVINE	119,656,615	2,316,663,395	3,682,890,760	5,775,596	6,124,986,366	-651,000	110,019,755	66,735,800	6,082,353,411
6,192	01	ANAHEIM	92,748,566	1,271,124,801	1,700,930,901	0	3,064,804,268	-643,686	59,981,393	35,926,493	3,041,393,054
7,941	07	NEWPORT BEACH	214,224,069	506,866,644	1,647,810,234	0	2,368,900,947	-249,200	46,571,841	44,688,465	2,367,266,771
5,144	11	SANTA ANA	112,294,534	868,739,163	1,263,465,273	0	2,244,498,970	-471,800	56,057,834	25,970,312	2,214,883,248
5,459	04	HUNTINGTON BEACH	257,020,081	504,158,044	861,840,142	53,875	1,623,072,142	-805,000	22,001,901	16,491,651	1,618,366,892
3,358	15	COSTA MESA	110,284,570	772,749,530	687,861,702	0	1,570,895,802	-180,600	23,760,036	13,589,777	1,560,906,143
2,792	03	FULLERTON	163,271,749	534,274,685	631,064,898	48,350,595	1,376,961,927	-344,400	162,715,587	16,302,020	1,230,892,760
3,674	08	ORANGE	80,990,778	531,981,291	787,583,778	3,394,279	1,403,950,126	-354,200	260,147,983	10,229,714	1,154,386,507
2,549	18	GARDEN GROVE	146,893,996	383,450,508	489,769,045	0	1,020,113,549	-401,800	16,877,290	9,815,628	1,013,453,687
1,729	30	LAKE FOREST	28,988,232	401,603,831	501,387,180	0	931,979,243	-191,800	7,391,958	10,549,084	935,328,169
1,651	02	BREA	29,322,548	360,219,751	427,212,944	0	816,755,243	-70,000	3,123,520	13,104,835	826,806,558
1,847	13	TUSTIN	17,431,629	279,525,690	439,165,991	0	736,123,310	-121,800	10,975,442	7,533,807	732,803,475
1,437	14	BUENA PARK	56,030,242	273,875,252	295,373,189	0	625,278,683	-289,800	-294,628	13,750,840	639,613,951
629	34	ALISO VIEJO	9,076,664	180,879,173	304,798,523	0	494,754,360	-35,000	10,091,670	4,141,852	488,839,542
948	19	CYPRESS	20,512,404	184,495,323	280,011,753	0	485,019,480	-159,600	6,456,382	8,560,179	487,282,877
1,262	21	FOUNTAIN VALLEY	65,592,771	188,510,212	215,952,568	0	470,055,551	-198,800	3,929,559	1,653,352	467,978,144
2,273	28	DANA POINT	35,438,699	94,870,233	278,853,721	0	409,162,653	-183,400	2,172,507	6,044,886	413,218,432
1,397	10	SAN CLEMENTE	76,077,238	162,819,038	158,032,790	0	396,929,066	-148,400	2,460,261	3,620,153	398,237,358
1,652	27	MISSION VIEJO	39,774,284	262,950,662	237,776,902	0	540,501,848	-422,800	178,084,918	5,170,254	368,009,984
632	33	RANCHO SANTA MARGARITA	9,141,035	168,101,711	184,703,637	4,238,669	366,185,052	-61,600	19,015,968	2,130,830	349,361,514
527	17	STANTON	9,819,845	182,777,065	120,119,135	0	312,716,045	-49,000	4,082,802	5,592,442	314,274,685
648	22	LOS ALAMITOS	24,223,347	127,132,715	117,542,183	2,096,505	270,994,750	-37,800	123,352	1,040,015	271,949,213
1,499	20	WESTMINSTER	79,246,482	93,089,869	88,104,471	0	260,440,822	-244,158	215,946	3,031,555	263,500,589
835	29	LAGUNA NIGUEL	29,934,774	122,196,633	103,713,153	0	255,844,560	-182,000	188,532	3,336,089	259,174,117
881	09	PLACENTIA	16,123,663	104,446,369	133,368,268	0	253,938,300	-120,400	701,063	1,955,695	255,313,332
938	06	LA HABRA	25,753,456	93,497,161	119,679,503	0	238,930,120	-82,600	4,298,980	2,597,587	237,311,327
1,071	25	YORBA LINDA	22,936,096	88,295,007	113,684,537	0	224,915,640	-137,200	7,713,422	3,092,094	220,431,512
612	05	LAGUNA BEACH	44,947,946	77,534,303	85,089,201	0	207,571,450	-91,000	20,219,355	1,755,895	189,198,990
885	31	LAGUNA HILLS	11,696,666	110,186,735	137,413,855	0	259,297,256	-22,400	72,414,416	1,789,275	188,694,515
898	12	SEAL BEACH	31,464,674	61,939,373	88,457,966	0	181,862,013	-422,800	2,216,099	1,117,415	181,186,129
795	23	SAN JUAN CAPISTRANO	20,548,138	67,164,556	90,250,547	0	177,963,241	-98,000	6,695,702	2,556,558	173,922,097
265	16	LA PALMA	8,906,705	33,380,441	47,855,931	0	90,143,077	-21,000	6,612,950	345,484	83,896,611
227	32	LAGUNA WOODS	13,989,119	18,362,333	12,938,534	0	45,289,986	-250,600	71,523	621,390	46,090,453
112	24	VILLA PARK	1,804,072	6,437,027	3,228,749	0	11,469,848	-67,200	0	108,097	11,645,145
506	83	<i>Santa Ana Unified</i>	0	58,552,373	649,389,972	1,060,123,650	1,768,065,995	0	880,606	27,986,885	1,795,172,274
414	82	<i>Capistrano Unified</i>	7,176,961	64,196,611	71,332,260	0	142,705,832	-36,400	106,895	2,158,360	144,793,697
80	76	<i>Orange Unified</i>	8,463,610	16,959,283	18,409,822	0	43,832,715	-56,000	845,223	135,074	43,178,566
8	53	<i>Brea-Olinda</i>	0	26,792,046	3,852,771	0	30,644,817	0	187,002	0	30,457,815
190	89	<i>Tustin Unified</i>	14,124,547	8,054,229	7,668,429	0	29,847,205	-128,800	875,884	351,417	29,451,538
87	68	<i>Los Alamitos</i>	7,087,131	5,558,158	4,003,084	0	16,648,373	-57,400	1,018,201	34,349	15,721,921
3	66	<i>Laguna Beach Unified</i>	12,830,261	156,506	39,888	0	13,026,655	0	0	0	13,026,655
45	91	<i>Westminster (H.B., Seal Beach, G.G.)</i>	3,182,200	2,037,084	1,071,700	0	6,290,984	-21,000	236,399	52,594	6,128,179
17	88	<i>Saddleback Valley Unified</i>	1,431,444	497,765	779,467	0	2,708,676	0	260,119	15,746	2,464,303
26	55	<i>Newport Mesa Unified</i>	0	1,101,442	1,227,031	0	2,328,473	0	0	45,251	2,373,724
22	80	<i>Placentia Unified</i>	1,241,116	220,970	430,639	0	1,892,725	-14,000	15,320	16,667	1,908,072
21	71	<i>Magnolia(Anaheim, Garden Grove)</i>	804,790	353,784	360,499	0	1,519,073	0	0	17,160	1,536,233
7	62	<i>Garden Grove Unified</i>	810,716	260,320	186,057	0	1,257,093	0	0	0	1,257,093
2	73	<i>Ocean View H.B.</i>	888,892	37,384	25,717	0	951,993	0	0	0	951,993
2	54	<i>Buena Park, La Palma</i>	0	0	34,305	0	34,305	0	0	0	34,305
0	52	<i>Anaheim, Fullerton, Orange</i>	0	0	0	0	0	0	0	0	0
0	61	<i>Fullerton, Anaheim, Brea</i>	0	0	0	0	0	0	0	0	0
0	64	<i>Huntington Beach, Costa Mesa</i>	0	0	0	0	0	0	0	0	0
0	67	<i>La Habra, Brea, Fullerton</i>	0	0	0	0	0	0	0	0	0
0	70	<i>La Habra</i>	0	0	0	0	0	0	0	0	0
0	81	<i>Irvine Unified</i>	0	0	0	0	0	0	0	0	0
0	84	<i>Savanna G.G.</i>	0	0	0	0	0	0	0	0	0
9	-	<i>Pipelines and Misc.</i>	6,752,633	0	0	0	6,752,633	0	0	675,258	7,427,891
71,641			\$2,090,959,988	\$11,619,076,479	\$17,096,743,605	\$1,124,033,169	\$31,930,813,241	-\$8,124,444	\$1,131,520,968	\$376,438,284	\$31,183,855,001