

COUNTY OF VENTURA
 TREASURER-TAX COLLECTOR
 800 SOUTH VICTORIA AVENUE
 VENTURA, CA 93009-1290



2024/25 TAX BILL
ANNUAL SECURED
 COUNTY-CITIES-SCHOOLS-SPECIAL
 DISTRICTS OF VENTURA COUNTY
 Fiscal Year July 01, 2024 to June 30, 2025

KHAZEI AREF

 20544 VENTURA BLVD #313
 WOODLAND HILLS CA 91364

Sue Horgan
Treasurer-Tax Collector
(805) 654-3744
ventura.org/ttc

SITUS Address: 16 Holster Ln, Bell Canyon
 Owner of Record as of January 01, 2024
 Khazeei Aref

Parcel Number: 850-0-132-055	Bill Request Code:	Tax Rate Area (TRA): 65000	Assessment Number: 202430259191	Assessment Revision: 00
Bill Number: 202401069655	Bill Revision: 00	Effective Tax Year: 2024/25	Billed Tax Year: 2024/25	Billed Date: 09/29/2024

Value Type	Assessed Value	Taxing Agency	Phone	Tax Rate	x Assessed Value	= Tax Amount
Land & Minerals	262,145	14001101 - PROP 13 MAXIMUM 1% TAX	805-654-3181	1.000000	262,145	\$2,621.44
Improvements		12015103 - VTA COMM COLLEGE BD	805-383-1982	0.013700	262,145	\$35.91
Fixture		12022103 - LAS VIRGENES USD BD	213-974-2871	0.046732	262,145	\$122.50
Trees & Vines		18750101 - METROPOLITAN WTR	866-807-6864	0.007000	262,145	\$18.35
Total Land & Improvement Value	262,145			1.067432	General Tax Subtotal:	\$2,798.20
Personal Property		12022102 - LAS VIRGENES USD	800-273-5167	14-62		\$98.00
Total Gross Value	262,145	16200101 - VECTOR CONTROL	805-654-2816	03-01		\$2.60
Homeowner Exemption		16562102 - DIST 17 BELL CANYN WTR	805-654-2038	08-17		\$59.46
Other Exemptions		18620101 - CALLEGUAS MWD	866-807-6864	08-24		\$6.34
Total Net Value	262,145	18750102 - METRO WTR DIS STANDBY	866-807-6864	08-22		\$12.16
10% \$463 Penalty		26140103 - VCWPD ZN4 UNINC WPD NPDES	805-672-2106	14-23		\$0.64
Total Assessed Value	262,145	36140101 - VCWPD ZN4 FLD CTRL MAINT	805-672-2106	14-07		\$1.06
R&T Codes:		Direct Assessment Subtotal:				\$180.26
Other Exemptions:						
Notes to Taxpayer:						
		1st Installment Pay By 12/10/2024	2nd Installment Pay By 04/10/2025	TOTAL TAX DUE:	\$2,978.46	
		\$1,489.23	\$1,489.23			

2nd INSTALLMENT

Due Feb. 03, 2025: \$1,489.23

If 2nd installment is paid after April 10, 2025, the amount due is \$1,668.15.

Please Note: 2nd installments cannot be paid until after payment of 1st installment.

Save time, paper and stamps
 Pay online at ventura.org/ttc

1202401069655300207012025000001489235

2024/25 ANNUAL SECURED

Parcel Number: 850-0-132-055
 Bill Number: 202401069655
 Assessment Number: 202430259191
 Effective Tax Year: 2024/25
 Make check payable to: VC TAX COLLECTOR
 Please put parcel number on check

COUNTY OF VENTURA
TREASURER-TAX COLLECTOR
PO BOX 51179
LOS ANGELES, CA 90051-5479

1st INSTALLMENT

Due Nov. 01, 2024: \$1,489.23

If 1st installment is paid after December 10, 2024, the amount due is \$1,638.15.

Please Note: To pay full tax, return both payment coupons by December 10, 2024 with \$3,127.38.

Save time, paper and stamps
 Pay online at ventura.org/ttc

1202401069655300107012025000001489233

2024/25 ANNUAL SECURED

Parcel Number: 850-0-132-055
 Bill Number: 202401069655
 Assessment Number: 202430259191
 Effective Tax Year: 2024/25
 Make check payable to: VC TAX COLLECTOR
 Please put parcel number on check

COUNTY OF VENTURA
TREASURER-TAX COLLECTOR
PO BOX 51179
LOS ANGELES, CA 90051-5479

Taxing Agency	Phone	Tax Rate	x Assessed Value	= Tax Amt

IMPORTANT TAX INFORMATION

Taxes and Computation: The Tax Collector does not determine the amount of taxes you pay. Tax rates and values are established in accordance with Proposition 13, plus any indebtedness approved by the voters prior to July 1, 1978, or bonded indebtedness for the acquisition or improvement of real property approved by two-thirds of the voters on or after June 4, 1986, plus any Special Assessments.
Taxes are Due: It is the property owner's responsibility to ensure taxes are paid timely. The annual secured bill contains two payment stubs. Please remit stubs with payments in the enclosed envelope. A second notice will NOT be mailed.

- a) **First Installment:** Due November 1, delinquent if postmarked after December 10. A 10% penalty is added to delinquent accounts.
- b) **Second Installment:** Due February 1, delinquent if postmarked after April 10. A 10% penalty plus a \$30.00 delinquent cost fee is added to delinquent accounts.

If December 10 or April 10 falls on a Saturday, Sunday, or legal holiday, payments made by 5 p.m. or the close of business, whichever is later, on the next business day are not considered delinquent (CA R&T §2619). Taxes remaining unpaid after June 30 of the first year of delinquency will become defaulted and incur additional penalties and fees.

Payment of Taxes: Payments should be in the exact amount of the total due. Taxes may be paid by mail, in person or online at ventura.org/ttc.
Check, Cashier's Check, Money Order: Accepted in person at the Ventura office, placed in a VC Tax Collector payment drop box, mailed to the payment processing center, or mailed to the Ventura office. Payment should be made to VC Tax Collector. Remittance by mail must be USPS postmarked on or before the delinquent date to avoid penalty. Funds are electronically deposited and may be withdrawn from your account the same day your payment is received. **Cash:** Accepted in person at the Ventura Office during business hours. Do not mail cash. **Electronic Check or Credit Card:** May be made online at ventura.org/ttc. Processor fees may apply (Note- processor fees are not collected by the Ventura County Tax Collector). Electronic check payments are given a confirmation receipt upon completion. It may take several days for the processing to complete and the payment is based on the information input by the taxpayer. If account or routing numbers are entered incorrectly, it may result in a returned payment in which additional penalties and fees may apply.

A \$50.00 charge per statement will be added for all items returned by the bank for any reason. FAILURE TO RECEIVE A TAX BILL DOES NOT RELIEVE THE TAXPAYER OF THEIR RESPONSIBILITY of payment or constitute cause for cancellation of penalty and cost charges in cases of delinquency (CA R&T Code §2610.5). Mailing of the tax bill is extended to those taxpayers who have provided the County Assessor with the proper mailing address.

Property Transfer: If this property has been sold, return this bill to the Tax Collector, or as a courtesy, please forward the tax bill to the new owner.
Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons: The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) program, which allows eligible homeowners to postpone payment of current-year property taxes on their primary residence. PTP applications are accepted from October 1 to February 10 each year. Go to the SCO website at www.ptp.sco.ca.gov for more information. If you have any questions, call (800) 952-5661 or email postponement@sco.ca.gov.

Name or Address Changes: Requests for changes in name or address must be made through the Ventura County Assessor.
Change of Ownership: Any person acquiring an interest in real property or a manufactured home subject to property tax is required to file a Change of Ownership Statement with the County Assessor within 90 days of the change.

Homeowner's Exemption: Homeowners who own and occupy a property as their primary residence as of 12:01 A.M. on January 1st are eligible for a Homeowner's Exemption. If you qualify and have not filed a claim, contact the Ventura County Assessor. If you are currently receiving a Homeowner's Exemption and you no longer own or occupy this property as your primary residence as of 12:01 A.M. on January 1st, you must notify the County Assessor by December 10th to avoid a penalty.

Informal Review Process: The County Assessor establishes all property values. Pursuant to R&T Code Section 2611.6(j)(1), if a taxpayer disagrees with the assessed value as shown on the tax bill, the taxpayer has the right to an informal assessment review by contacting the Assessor's Office by phone at (805) 654-2181, by fax at (805) 645-1305 or by email from their website: assessor.countyofventura.org. The Assessor's Office is located at the Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura, CA 93009.

Assessment Appeals: The deadline to protest the value assessed January 1, 2024 by filing an Assessment Appeal Application for the 2024 regular filing period has passed. If you disagree with the assessed value on the tax bill, please contact the Assessor's Office at (805) 654-2181 to request an informal assessment review. Assessment Appeal filing period information was provided on the Value Notices mailed from the Assessor's Office to all Ventura County real property owners before August 1, 2024. Complete information on filing an Assessment Appeal Application is available on the Clerk of the Board's web page at www.ventura.org/cob/aaab, at the Clerk of the Board's Office located at 800 S. Victoria Avenue, Ventura or by calling (805) 654-2251.

Contact Information:

<p>For questions regarding payments, collections or delinquent tax enforcement: Treasurer-Tax Collector</p> <p>(805) 654-3744 HelpingHand@ventura.org</p> <p>ventura.org/ttc</p>	<p>For questions regarding assessed value, exemptions, change of address or property ownership: Assessor</p> <p>(805) 654-2181 Assessor.Info@ventura.org</p> <p>assessor.countyofventura.org</p>	<p>For questions regarding tax rates or calculations: Auditor-Controller</p> <p>(805) 654-3181 audptax@ventura.org</p> <p>ventura.org/auditor-controllers-office</p>
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