

Taxing Nuances

07/08/20



CITADEL
SERVICING CORPORATION

PURPOSE

This guide is a reference regarding taxing situations where we cannot use the value reflected on the tax cert. Whether the property is a new construction, Purchase with current owner's exemptions, CA property under the HERO/PACE program, this guide may help determine the property taxes to be used.

As a reminder, any document generated or completed by the Broker or Title/Closing Agent for taxes must be verified with the county.

(i.e. tax bill, Data Trace report, etc.)

Terms:

Millage Rate: This term is interchangeable with tax rate, property rate, etc., as each state uses different terminology. If a tax cert. is provided with these terms, it is acceptable.

PURCHASE TRANSACTIONS

We must pay attention and review all tax certs especially on purchases. If the current owner has exemptions, we must remove those exemptions and recalculate the property taxes. CSC does not include exemptions as most states require the property owner to apply after taking ownership (Post Funding). In addition, all exemptions are not guaranteed.

California Purchase

In California, CSC uses 1.25% x Purchase Price to calculate Property Taxes, unless the tax cert shows a higher annual amount.

For example, the Purchase Price is 220,000.00

Formula: \$220,000.00 x 1.25% = \$2,750.00 annually

The current Tax Cert. for the property reflects a higher tax amount of \$2,961.18.

➤ UW should use the higher \$2,961.18 to qualify.

VALUES X TAX RATE PER \$100 1.000000										\$2,549.98
VOTER APPROVED TAXES / TAXING AGENCY DIRECT CHARGES & SPECIAL ASSESSMENTS / FEES										
PHONE #	CODE	DESCRIPTION	ASSESSED VALUE	X	TAX RATE / 100	=	TAX AMOUNT			
(415) 217-3389	45493	HUGHSON USD - 2016 GO BOND	254997		0.046008		\$117.32			
(415) 217-3389	45494	HUGHSON USD - 2017 SERIES A	254997		0.006835		\$17.42			
(209) 575-6959	47860	YCCD - BOND 2007 C	254997		0.008839		\$22.54			
(209) 575-6959	47870	YCCD - BOND 2010 D	254997		0.000405		\$1.04			
(209) 575-6959	47880	YCCD - BOND 2012 REF	254997		0.007288		\$18.58			
(209) 575-6959	47890	YCCD - BOND 2015 REFUNDING	254997		0.007250		\$18.48			
PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG		
(866) 807-6864	STAN CONSOLIDATED FI	\$190.12	(209) 634-1234	TURLOCK MOSQUIT	\$10.86	(209) 525-6461	WILLIAMSON ACT	\$14.84		
								AGENCY TAXES		\$195.38
								DIRECT CHARGES		\$215.82
								FEES		\$0.00
								PENALTY & COST	\$0.00	
								AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENAL TIES		
										\$411.20
1st INSTALLMENT \$1,480.59			2nd INSTALLMENT \$1,480.59			TOTAL TAXES				
PAID ON 12/05/2019			DELINQUENT AFTER 04/10/2020			\$2,961.18				

Florida Purchase without Non-Ad Valorem Taxes

The sample below shows the current owner has a \$50,000.00 Exemption. To remove this, we would take the Assessed Value / 1000 x Total Millage Rate.

Formula: $(\$151,929.00 / 1,000) \times 19.66770 = \$2,988.09$ annually



VOLUSIA COUNTY TAX BILL
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2019 Paid Real Estate

County of Volusia
 Paid By: WELLS FARGO REAL ESTATE
 11/19/2019 \$2,070.45
 Receipt # EEX-19-0000016

PROPERTY ADDRESS: 720 S PENINSULA DR, DAYTONA BEACH, 32118
LEGAL DESCRIPTION: LOTS 3 & 4 STILLMAN REPLAT ATLANTIC CITY MB 9 PG 208 PER OR 3898 PG 4422 PER OR 6089 PG 22
 See Additional Legal on Tax Roll

BATES KENT
 720 S PENINSULA DR
 DAYTONA BEACH, FL 32118

PARCEL: 530922000030
ALTERNATE KEY : 3401280
MILLAGE CODE: 204
TAX YEAR: 2019

PAY IN U.S. DOLLARS DRAWN FROM A U.S. BANK.

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

If Postmarked By	Nov 30, 2019				
Please Pay	\$0.00				

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
COUNTY	6.14200	151,929	50,000	101,929	626.04
VOLUSIA FOREVER	0.11220	151,929	50,000	101,929	11.44
VOLUSIA ECHO	0.20000	151,929	50,000	101,929	20.39
VOLUSIA FOREVER I&S 2005	0.08780	151,929	50,000	101,929	8.95
VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	151,929	50,000	101,929	19.16
PONCE INLET PORT AUTHORITY	0.09290	151,929	50,000	101,929	9.47
SCHOOL	6.08100	151,929	25,000	126,929	771.85
DAYTONA BEACH	5.85870	151,929	50,000	101,929	597.17
DAYTONA BEACH I&S 2004	0.27710	151,929	50,000	101,929	28.24
ST JOHNS WATER MANAGEMENT DIST	0.24140	151,929	50,000	101,929	24.61
FLORIDA INLAND NAVIGATION DIST	0.03200	151,929	50,000	101,929	3.26
HALIFAX HOSPITAL AUTHORITY	0.35460	151,929	50,000	101,929	36.14
TOTAL MILLAGE RATE: 19.66770					TOTAL TAXES: \$2,156.72

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	TELEPHONE	RATE PER UNIT	AMOUNT

TOTAL ASSESSMENTS: \$0.00

Florida Purchase with Non-Ad Valorem Taxes

The sample below shows the current owner has a \$75,500.00 Exemption. To remove this, we would take the assessed value x total millage rate, plus any non-ad valorem taxes.

Formula: $(\$134,721.00/1,000) \times 25.2126 + \$444.92 = \$3,841.59$ annually

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.2313	134,721	75,500	59,221	13.70
Co Public Transit MSTU	772-462-1670	0.1269	134,721	75,500	59,221	7.52
Erosion District E	772-462-1670	0.1497	134,721	75,500	59,221	8.87
Law Enf/Jail/Judicial Sys	772-462-1670	3.2324	134,721	75,500	59,221	191.43
Co General Revenue Fund	772-462-1670	4.3077	134,721	75,500	59,221	255.11
Childrens Service Council	772-408-1100	0.4765	134,721	50,500	84,221	40.13
St Lucie Co Fire District	772-621-3338	3.0000	134,721	50,500	84,221	252.66
FL Inland Navigation Dist	561-627-3386	0.0320	134,721	50,500	84,221	2.70
City of Port St Lucie	772-871-5069	5.0547	134,721	50,500	84,221	425.71
City of PSL Voted Debt	772-871-5069	1.0193	134,721	50,500	84,221	85.85
School Discretionary	772-429-3970	0.7480	134,721	25,500	109,221	81.70
School Capital Improvemnt	772-429-3970	1.5000	134,721	25,500	109,221	163.83
School Reg Local Effort	772-429-3970	3.8740	134,721	25,500	109,221	423.12
School Voter Referendum	772-429-3970	1.0000	134,721	25,500	109,221	109.22
Mosquito Control	772-462-1670	0.1806	134,721	75,500	59,221	10.70
S FL Wtr Mgmt District	561-686-8800	0.2795	134,721	50,500	84,221	23.53
MILLAGE CODE 0011		TOTAL MILLAGE	25.2126	TOTAL AD VALOREM TAXES		\$2,095.78



Go paperless
and receive your
tax bill by email.
www.tcsic.com

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY		AMOUNT
PS61 Port St Lucie Stormwater Improv/Maint	772-871-5069	163.00
PSSW PSL Solid Waste Assessment	772-871-5069	281.92
TOTAL ASSESSMENTS		\$444.92
COMBINED TAXES AND ASSESSMENTS		\$2,540.70

Pay One Amount
(Discount Already Deducted)

If Postmarked By
Please Pay

Nov 30, 2019
\$0.00

2019 REAL ESTATE

RETAIN THIS PORTION FOR YOUR RECORDS

New Jersey Purchase

New Jersey is another state where we require a **3rd party tax cert.** In addition to the Property Address and Municipality, the below reflects a county board appeal adjusting the taxes. CSC would request additional information from the County verifying the actual property tax amount.

Charles Jones
A Justice Company

NEW JERSEY TAX & ASSESSMENT SEARCH
For: TRIDENT LAND TRANSFER
Customer ID: 424281510
Reference #: 19NJ04743
Order #: 6981810/MT-311-6981810
Completed Date: 11/08/2019

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Block: 779
Lot: 13
Also:

Assessed Owner: CHOWDHURY, SHAHRU R & SHAHEEN, HOSS
Property Location: 622 WISTERIA RD #8
Mailing: 19 N BOSTON AVE FL2
ATLANTIC CITY, NJ 08401

Municipality: ATLANTIC CITY(ATLANTIC)
1301 Bacharach Blvd.
ATLANTIC CITY, NJ 08401
(609) 347-5639

Property Class *: 2 - Residential
Lot Size: 30X42

Cert of Occup.: New Construction, Renovations
Smoke detector: Required as per NJAC 5:70-4.19
Call (609) 347-5595 for inspection
Inspection Fee \$ 20.00 for inspection

Assessed Values: Land:\$139,400 Improvements:\$103,500 Total:\$242,900
Tax Rate: 3.984 per \$100 of Assessed Value
Tax Deductions: None ✓
2018 Taxes: \$8,581.66 PAID IN FULL
2019 Qtr 1 Due: 02/01/2019 \$2,145.42 PAID
2019 Qtr 2 Due: 05/01/2019 \$2,145.41 PAID
2019 Qtr 3 Due: 08/01/2019 \$2,693.16 PAID
2019 Qtr 4 Due: 11/01/2019 NO BILL; TAXES ADJUSTED BY \$3,302.74 PER COUNTY BOARD APPEAL, 4TH QTR SATISFIED BY COUNTY APPEAL
2020 Qtr 1 Due: 02/01/2020 \$1,593.60 OPEN; TAXES ADJUSTED BY \$825.69 PER COUNTY BOARD APPEAL
2020 Qtr 2 Due: 05/01/2020 \$1,593.60 OPEN; TAXES ADJUSTED BY \$825.68 PER COUNTY BOARD APPEAL

Added Assessments: None ✓
Water: ✓
Sewer: ✓

ACMUA 401 North Virginia Ave. Atlantic City,NJ 08401 609-345-3315
Acct: 758601 0 To: 08/31/2019 \$223.00 PAID
SUBJECT TO FINAL READING PRIOR TO CLOSING.SUBJECT TO \$40.00 FINAL READING FEE - ALLOW 2 WEEKS NOTICE ; Possible credit balance exists contact Municipality to verify
PRIVATE - Atlantic City Sewerage Company 1200 Atlantic Ave Atlantic City,NJ 08401 609-345-

New Jersey continued...

When calculating taxes, the most recent four (4) quarters should be used. In the below example, because the 3rd and 4th are not out yet, CSC would use $\$843.10 \times 4 = 3,372.40$.

However, the current owner has exemptions for Senior Discount and Homestead that need to be removed.

Formula: $\$3,372.40 + \$250.00 + \$237.87 = 3860.27$

NOTE: This property is in a tax sale with the taxes were purchased by US Bank. CSC would need to ensure that this is still within the redemption period and a redemption letter would be required. The past due Water / Sewer balances must be paid prior to or through the closing.

Charles Jones
Kissel & Jones

Reference #: NETA-2079
Order #: 7152524/MT-070-7152524
Completed Date: 03/12/2020
Report Fee: \$35.00

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Block: 249
Lot: 11
Also:

Assessed Owner: RICEVUTO, LISA, & CRUSE, ANN
Property Location: 157 HOWARD ST
Mailing: 157 HOWARD ST
NEW BRUNSWICK, NJ 08901

Municipality: NEW BRUNSWICK CITY(MIDDLESEX)
78 Bayard Street
P.O. Box 269
NEW BRUNSWICK, NJ 08901
(732) 745-5031

Property Class *: 2 - Residential
Lot Size: 025X100

Cert of Occup.: New Construction, Resales, Ren
Smoke detector: Required as per NJAC 5:70-4.19
Call (732) 745-5085 for inspection
Inspection Fee \$ 35.00 for inspection

Assessed Values: Land:\$80,000 Improvements:\$69,500 Total:\$149,500
Tax Rate: 2.423 per \$100 of Assessed Value
Tax Deductions: Senior Citizen \$250.00
2019 Taxes: \$3,134.55

BILLED: \$2,364.82 PAID; INCLUDED IN BELOW LIEN: \$769.73:
HOMESTEAD BENEFIT CREDIT REDUCED TAXES BY: \$237.87

2020 Qtr 1	Due: 02/01/2020	\$843.10	OPEN PLUS PENALTY
2020 Qtr 2	Due: 05/01/2020	\$843.10	OPEN
2020 Qtr 3	Due: 08/01/2020		TO BE DETERMINED
2020 Qtr 4	Due: 11/01/2020		TO BE DETERMINED
2021 Qtr 1	Due: 02/01/2021		TO BE DETERMINED
2021 Qtr 2	Due: 05/01/2021		TO BE DETERMINED

Added Assessments: None

Water: New Brunswick Utilities 78 Bayard St. New Brunswick, NJ
Acct: 2-25-001780-00 To: 12/13/2019 \$131.40 OPEN PLUS PENALTY
Subject to final reading.

Sewer: New Brunswick Utilities 78 Bayard St. New Brunswick, NJ
Acct: 2-25-001780-00 To: 12/13/2019 \$155.23 OPEN PLUS PENALTY

Confirmed Assessments: None

Liens: Year: PART OF 2019 Type: 3RD PARTY Amount: \$2,129.50
COST-OF-
SALE(SEWER/WATER)
TAX

Cert No.: 19-0255 Sold: 12/19/2019 To: US BANK CUST TOWER DB IX 2019

Lien amount is subject to subsequent taxes + interest. Must call prior to settlement for redemption figures. THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54

Texas Purchase

FEE \$53.64

TAX CERTIFICATE
DATA TRACE
 10920 W. SAM HOUSTON PKWY N. SUITE 400
 HOUSTON- TX 77064
 281-890-0381 FAX 281-890-2114

REMIT CERT FEE TO:
DATA TRACE
 P.O BOX 31001-2283
 PASADENA, CA 91110-2283

CUST: REPUBLIC TITLE OF TEXAS, INC
 ORDER: 1001-296386 CLOSER:
 BRANCH:
 ORDER TYPE: T SUBTYPE: R DATE: 02/07/2020

CAD ACCOUNT NUMBER SUMMARY
 126-2662-00835

SUMMARY OF ALL ACCOUNT(S)

SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
TAX YEAR	BASE TAX	DUE 02/2020	DUE 03/2020
JOHNSON COUNTY	2019 919.79	0.00	0.00
CITY OF BURLESON	2019 1,558.23	0.00	0.00
ISD - BURLESON	2019 3,394.24	0.00	0.00
TOTAL TAX	5,872.26	0.00	0.00

CAD# 126-2662-00835 BUS 126 BUC
 RE1/CHOF

DESC LOT 69 BLK 2 HIDDEN CREEK ESTATES PH II
 SITUS 1121 HIDDEN GLEN CT
 MAIL PO BOX 95997 LAS VEGAS NV 89193-5997
 ASSESSED OWNER(S)
 AMERICAN HOMES 4 RENT PROPERTIES TWO LLC

DEED 2013 13360

2019 ASSESSED VALUES

LAND	39,000
IMPROVEMENT	177,421
TOTAL VALUE	216,421
TOTAL TAX	2,713,350
RATE	
TOTAL EST TAXES	
W/O EXEMPT	5872.26

CLASS CODE A1 - REAL, RESIDENTIAL, SINGLE FAMILY

TAX ENTITY INFORMATION

JOHNSON COUNTY		PAYMENTS AS OF		01/22/2020	
P O BOX 75 CLEBURNE TX 76033		19 TAX RATE	0.4250000		
PHONE 817-558-0122		W/O EXEMPT	919.79		
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 02/2020	DUE 03/2020
	19	919.79	0.00	*** PAID 12/18/19 ***	
TS 02-07-20	SUBTOTAL	919.79	0.00	0.00	0.00

CITY OF BURLESON		PAYMENTS AS OF		01/22/2020	
COLL BY JOHNSON CO P O BOX 75 CLEBURNE TX 76033		19 TAX RATE	0.7200000		
PHONE 817-558-0122		W/O EXEMPT	1,558.23		
EXEMPTIONS NONE	YR	BASE TAX	BASE DUE	DUE 02/2020	DUE 03/2020
	19	1,558.23	0.00	*** PAID 12/18/19 ***	
TS 02-07-20	SUBTOTAL	1,558.23	0.00	0.00	0.00

Texas files are notoriously confusing when it comes to property taxes. The first thing to remember is that we require a **3rd party tax cert.** The most common 3rd party tax cert. is from Data Trace. The reason CSC requires a 3rd party cert., is because this state includes multiple taxing entities (City, County, MUD, School, etc.). The 3rd party cert. also includes the Property Address and CAD Number for confirmation.

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TAX CERTIFICATE
DATA TRACE
 10920 W. SAM HOUSTON PKWY N. SUITE 400
 HOUSTON- TX 77064
 281-890-0381 FAX 281-890-2114

REMIT CERT FEE TO:
DATA TRACE
 P.O BOX 31001-2283
 PASADENA, CA 91110-2283

CUST: REPUBLIC TITLE OF TEXAS, INC
 ORDER: 1001-296386 CLOSER:
 BRANCH:
 ORDER TYPE: T SUBTYPE: R DATE: 02/07/2020

ISD - BURLESON

PAYMENTS AS OF 01/22/2020

COLL BY JOHNSON CO P O BOX 75 CLEBURNE TX 76033
 PHONE 817-558-0122

19 TAX RATE 1.5683500
 W/O EXEMPT 3,394.24

EXEMPTIONS NONE

YR	BASE TAX	BASE DUE	DUE 02/2020	DUE 03/2020
19	3,394.24	0.00	*** PAID 12/18/19 ***	
TS 02-07-20	SUBTOTAL	3,394.24	0.00	0.00

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

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Highlighted are the Address, CAD Number, as well as the Without (W/O) Exemption Amount.

NEW CONSTRUCTION

New Constructions are straight forward, but here are some items to remember.

- **Florida** – There are two HOA Developments in Florida where additional property assessments must be included. See examples for Solterra and Grove Resort on the following page.
- **Georgia** – Purchase Price x 40% x Tax Rate (Reminder, they do have City if they are incorporated)
- **Utah** – Purchase Price x 55% x Tax Rate
- **Nevada** – Purchase Price x 35% x Tax Rate
- **Texas** – Add all Tax Rates x the Purchase Price

Example: The total combined Tax Rate highlighted below and on the next page is 3.01. The Purchase Price is \$375,258.00.

Formula: \$375,258.00 x 3.01% = \$11,295.26 annually

Checks Due

Entity	Year	Tax Rate	Base Tax	Due 1/2020	Due 2/2020	Status
Fort Bend County General Phone: 281-341-3709	2019	1.91000000	\$716.25	\$716.25	\$766.39	Due
Account #: 3528050020180907						
Payable To: Carrie Surratt Fort Bend County Tax Assessor Collector 1317 Eugene Heimann Cir. Richmond, TX 77469-3623						
Entity Total						

support@americanpg.com | 1123 Park View Drive Covina, CA 91724 | 1-888-519-1367

American Property Guard Certified Tax Certificate

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Certificate Fee: \$34.00

Order #: 7712001014

01/20/2020

Grand Mission MUD 2 Phone: 281-499-1223	2019	1.10000000	\$412.50	\$412.50	\$441.38	Due
Account #: 3528050020180907						
Tax Tech Inc. 12841 Capricorn Street Stafford, TX 77477						
Entity Total						
Totals		3.01000000	\$1,128.75	\$1,128.75	\$1,207.77	

Florida HOA Developments

Solterra Resort:

The taxes for this PUD Development should include a \$2,929.11 yearly CDD Assessment.

The Calculation for the property taxes should be as follows.

Purchase Price x Tax Rate / 1,000.00 + CDD Assessment of \$2929.11 = Annual Taxes

the purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	6091 Broad Oak Dr	City	Davenport	State	FL	Zip Code	33837
Borrower	Julio Cesar Garcia Ricaurte	Owner of Public Record	Dr Horton Inc	County	Polk		
Legal Description	Solterra Phase 2a2 Pb 168 Pgs 36-37 Lot 45						
Assessor's Parcel #	27-26-10-701307-000450	Tax Year	2018	R.E. Taxes \$	71		
Neighborhood Name	Solterra Resort	Map Reference	29460	Census Tract	0125.06		
Occupant	☐ Owner	☐ Tenant	☒ Vacant	Special Assessments \$	0	☒ PUD HOA \$ 1,714	☒ per year ☐ per month
Property Rights Appraised	☒ Fee Simple ☐ Leasehold ☐ Other (describe)						

Grove Resort:

The taxes for this PUD Development should include a \$1,200.00 Bond.

The Calculation for the property taxes should be as follows.

Purchase Price x Millage Rate / 1,000 plus \$1,200.00 Bond = Annual Taxes

REFINANCE TRANSACTIONS

Most of the time, taxes can be pulled directly from the Tax Certificate
However, the following are some examples of when they cannot.

California

1. A recent purchase (within the last 6 months) where property taxes have not yet been reassessed, CSC would use the 1.25%.
2. Any transfer of the property other than a direct family (Spouse to Spouse, Parent to Child or Child to Parent Only), would require the use of 1.25%.

NOTE: For Entities / Trusts/ Corps., it must be determined who the responsible parties are for the entities.

For example: Amber R. Higashimura Revocable Trust, Amber R. Higashimura, Trustee, but deed shows: Amber R. Higashimura and Veronica Tillis. Since we are not related, this will cause the **1.25% re-assessment** to apply.

3. HERO/PACE Programs. When a loan with a PACE or HOPE or Energy Efficiency loan that is currently being collected and/or paid off, Annual Property Taxes will be calculated and impounded using the full amount (Including the Program).

BALANCE DUE		0.00	4,264.89	4,264.89
ASSESSMENT DETAIL				
ACCT #	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)	
096.26	CFD	4,521.90	CHFA CFD 2014-1 (CLEAN ENERGY) YGRENE	
001.77	SAFE CLEAN WATER	56.88	SAFE, CLEAN WATER PROGRAM FUNDING MEASURE W	
001.70	TRAUMA/EMERG	39.43	LA COUNTY TRAUMA/EMERGENCY SVCS	
188.51	CITY LIGHT MAINT	39.27	LOS ANGELES LIGHT MAINT	
030.71	FLOOD CONTROL	16.49	L.A. COUNTY FLOOD CONTROL	
188.50	CITY LDSC/LT 96-1	15.92	LA CITY LDSCP & LIGHT DIST 96-1	
036.94	LA-CO PARK DIST	14.88	LA CO PARK DISTRICT	

CSC exception to “Qualifying” versus “Impounds”

For loans with less than or equal to 75% LTV, if there is a Pace or Hero or energy efficiency loan that is currently collected through **property taxes** and borrowers are paying off the Pace/Hero/energy efficient loan at closing, correct current property tax amount must be included in impounds but does not need to be included in debt service. This will require manual calculation of **property taxes** extracting the Pace/Hero/energy efficient loan amount then calculating balance. Underwriter will need to notate file the DTI based on exclusion of the Pace/Hero/energy efficient loan property tax piece as will not match actual DTI which is being calculated using full property tax assessment that includes Pace/Hero/energy efficient loan.

ADDITIONAL REMINDERS/ISSUES:

Discount Amounts – Cannot be credited on a Purchase. However, they are allowed on refinances.

Delinquent Amounts – Any Delinquent tax amounts must be paid prior to or through the closing, but should NOT be included in the tax property calculation.

California

Supplemental Property Taxes (California) – If the Supplemental Tax Bill is for the current taxing year, that amount must be included in the Total Annual Tax amount. In the below example the Supp. Taxes are for 2018 so they would not be included, but would need to be paid. Had they had been for 2019, they would have been added.

 **Treasurer and Tax Collector** 

Property Tax Payment Inquiry Last updated Friday January 31, 2020

Assessor ID Number: 5115-004-012 **Year:** 19 **Seq. No.:** 000

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 5115 004 012 8 **YEAR:** 19 **SEQUENCE:** 000 9

Installment 1		Installment 2	
Tax Amount	\$4,264.91	Tax Amount	\$4,264.89
Penalty Amount	\$0.00	Pen/Cost Amount	\$0.00
Total Due	\$4,264.91	Total Due	\$4,264.89
Paid Amount	\$4,264.91	Paid Amount	\$0.00
Balance Due	\$0.00	Balance Due	\$4,264.89
Delinquent If Not Paid By		Delinquent If Not Paid By	04/10/2020

Message:

Assessor ID Number: 5115-004-012 **Year:** 18 **Seq. No.:** 010

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 5115 004 012 8 **YEAR:** 18 **SEQUENCE:** 010 9

Installment 1		Installment 2	
Tax Amount	\$407.55	Tax Amount	\$407.55
Penalty Amount	\$0.00	Pen/Cost Amount	\$0.00
Total Due	\$407.55	Total Due	\$407.55
Paid Amount	\$407.55	Paid Amount	\$0.00
Balance Due	\$0.00	Balance Due	\$407.55
Delinquent If Not Paid By		Delinquent If Not Paid By	04/10/2020

Florida

TRIM Notices are property value notices that are mailed out to property owners, every year in August / September and are available via the County Appraiser Website. The below shows the current taxable value has increased from \$166,100.00 (2018) to \$182,710.00 (2019) as well as proposing a higher Tax Rate.

CSC would use the higher taxes reflected, \$2,791.00.

**see Non-Ad Valorem Taxes below*

Formula: \$2,791.00 + \$230.75* = \$3,021.75

Review the complete tax cert to identify if there are any ***Non-Ad Valorem Taxes** that will need to be included in the tax calculation.



NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS OSCEOLA COUNTY TAXING AUTHORITIES 2019 REAL ESTATE

IMPORTANT NOTICE
DO NOT PAY
THIS IS NOT A BILL



292629264600010350



DEPASQUALE RICHARD M
DEPASQUALE JANINE M
3 BUCKINGHAM CT
POMONA NY 10970-3704



SITE ADDRESS: 3552 VALLEYVIEW DR
KISSIMMEE

LEGAL DESCRIPTION:
BELLALAGO PHASE 3M PB 16 PGS 118-120 LOT 35
CARRIED IN 32-26-29

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR 2018 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2018			CURRENT 2019 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE
COUNTY	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
OSCEOLA CO 408	166,100	6.700000	1,112.87	182,710	6.319300	1,154.60	6.700000	1,224.16
SAVE OSC MAN	166,100	.050000	8.31	182,710	.046900	8.57	.065200	11.91
EMER MED SRV	166,100	1.068200	177.43	182,710	1.009900	184.52	1.068200	195.17
BELLALAGO	166,100	.427300	70.97	182,710	.399900	73.07	.427300	78.07
PUBLIC SCHOOLS								
SCH STATE LW	166,100	4.163000	691.47	184,900	3.861400	713.97	3.992000	738.12
SCH-LOCAL BD	166,100	2.248000	373.39	184,900	2.085100	385.53	2.248000	415.66
MUNICIPALITIES								
WATER MANAGEMENT								
FWMD EVERG	166,100	.041700	6.93	182,710	.039700	7.25	.039700	7.25
SO FL WATER	166,100	.120900	20.08	182,710	.115200	21.05	.115200	21.05
FWMD OKEE	166,100	.131000	21.76	182,710	.124600	22.77	.124600	22.77
INDEPENDENT DISTRICT								
VOTER APPROVED								
LIBRARY DIST	166,100	.300000	49.83	182,710	.281500	51.43	.300000	54.81
SAVE OSC DBT	166,100	.135800	22.56	182,710	.120600	22.03	.120600	22.03
TOTAL AD VALOREM PROPERTY TAXES			2,555.60			2,644.79		2,791.00

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE	
		APPLIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2018	166,100	166,100	166,100
CURRENT YEAR 2019	184,900	184,900	182,710

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE 2018	CURRENT VALUE 2019
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	2,190
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES		

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2019, or if you are entitled to an exemption or classification that is not reflected, please contact the Osceola County Property Appraiser's Office at:
**2505 E Irlo Bronson Mem Hwy
Kissimmee, FL 34744-4909**

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.			UNITS	RATE
OSCEOLA CO	Fire Rescue Residential Units	Sept 5, 5:30 PM	1 Courthouse Sq. (407)742-1800	1.0000	226.7500
OSCEOLA CO	Household Chemical MSBU	Sept 5, 5:30 PM	1 Courthouse Sq. (407)742-1800	1.0000	4.0000
TOTAL ASSESSMENTS					230.75

Michigan

FUNDING REMINDER:

Summer and Winter Property taxes. Summer and winter taxes are calculated at much different tax rates, because of this, we must separate them into two (2) annual installments.