

# Property Account Inquiry - Summary Screen

## New Search

Parcel ID	178-31-316-022	Tax Year	2025	District	505	Rate	2.9604
Situs Address:	2483 LOWER MEADOWS AVE HENDERSON						
Legal Description:	ASSESSOR DESCRIPTION: SUNRIDGE LOT 10-A UNIT 2 PLAT BOOK 74 PAGE 2 LOT 49 BLOCK 1GEOID: PT N2 SW4 SEC 31 22 62						

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	8.0	Land	50050	2023120101165	12/1/2023
Taxable	Tax Cap Limit Amount	2935.82	Improvements	73704	2023120101167	12/1/2023
	Tax Cap Reduction	727.79	Total Assessed Value	123754	2017122201287	12/22/2017
	Land Use	1-10 Single Family Residential	Net Assessed Value	123754	2017122201290	12/22/2017
	Cap Type	OTHER	Exemption Value New Construction	0	2015061602614	6/16/2015
	Acreage	0.1100	New Construction - Supp Value	0	2015061602615	6/16/2015
	Exemption Amount	0.00			2015061602618	6/16/2015
					2014040900468	4/9/2014
					2006071802022	7/18/2006
					00032001925	3/20/2000

Role	Name	Address	Since	To
Owner	TRICON S F R 2023-2 BORROWER L L C	C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100 , TUSTIN, CA 92780 UNITED STATES	12/7/2023	Current

### Summary

Item	Amount
Taxes as Assessed	\$3,663.61
Less Cap Reduction	\$727.79
Net Taxes	\$2,935.82

### PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 8/22/2024		\$0.00

### NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2025	Property Tax Principal	\$733.96
NEXT INSTALLMENT DUE AMOUNT due on 10/7/2024		\$733.96

### TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2025	Property Tax Principal	\$2,201.88
2025	Las Vegas Artesian Basin	\$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 8/22/2024		\$2,201.88

### PAYMENT HISTORY

Last Payment Amount	\$736.54
Last Payment Date	8/8/2024
Fiscal Tax Year Payments	\$736.54
Prior Calendar Year Payments	\$1,991.45
Current Calendar Year Payments	\$2,095.72