



INNOVATIVE THINKING. EFFECTIVE SOLUTIONS.

Mellon Johnson Reardon, LLP  
Certified Public Accountants & Advisors



3270 Inland Empire Blvd, Ste 300  
Ontario, CA 91764-5580  
Tel: (909) 985-7286  
Fax: (909) 982-0487  
info@mjrccpas.com  
www.mjrccpas.com

## Property Taxes - Getting your full Real Estate Tax Deduction

Taxpayers need to review their property tax bills (not federal IRS Form 1098 - Mortgage Interest Statement) to determine the amount of real estate taxes that are deductible.

### Big changes in reporting requirements for 2012:

- You must report your property parcel number (located on your property tax bill.)
- You must report the total property tax paid including both deductible and nondeductible amounts.
- You must report your property address.
- The sample property tax bill below for information and to understand what's deductible and what's not.

SECURED PROPERTY TAX BILL FOR ALL PUBLIC AGENCIES OF SAN BERNARDINO COUNTY

**LARRY WALKER**  
AUDITOR-CONTROLLER/  
TREASURER/TAX COLLECTOR  
172 WEST THIRD STREET • SAN BERNARDINO, CA 92415 • (909)387-6338

**2011**

PROPERTY ADDRESS:  
OWNER(S) OF RECORD:

Parcel number

ANNUAL	
FIRST INSTALLMENT DUE	SECOND INSTALLMENT DUE
11-01-2011 3,687.45	02-01-2012 3,687.43
<b>TOTAL TAXES DUE &gt;</b> 7,374.88	
<b>AMOUNT DUE AFTER</b>	<b>DELINQUENT FIRST INSTALLMENT</b>
12-12-2011 4,056.19	
<b>AMOUNT DUE AFTER</b>	<b>DELINQUENT SECOND INSTALLMENT</b>
04-10-2012 4,066.17	

PARCEL NUMBER	TAX RATE AREA	BILL NUMBER	TOTAL TAX RATE
11010110000			0.011650

DESCRIPTION	Assessed
LAND	67,800.00
IMPROVEMENTS / FIXTURES	271,300.00
IMPROVEMENT PENALTY	0.00
PERSONAL PROPERTY PENALTY	0.00
PERSONAL PROPERTY EXEMPTION	7,000.00
VETERANS' EXEMPTION	
OTHER EXEMPTIONS	
<b>NET VALUE</b>	<b>332,100.00</b>

SERVICE AGENCY	CONTACT #	AMOUNT
GENERAL TAX LEVY		3,321.00
CO VECTOR CONTROL	(909) 387 - 4655	5.62
FONTANA - SEWER FEES	(909) 350 - 7670	222.42
FONTANA CFD #31	(800) 676 - 7516	3,270.30
CHAFFEY COLLEGE BOND	(909) 967 - 1737	50.81
SCHOOL BONDS		0.00
FONTANA UNIFIED BOND	(909) 357 - 5000	484.86
SCHOOL STATE REPAYMENT		0.00
CHINO BASIN WTR DEBT SERV		0.00
METRO WATER MID-VLY DEBT	(800) 755 - 6864	12.28
METRO WATER-WATER STBY	(866) 807 - 6864	7.90

\*\*\* denotes Generally nondeductible

Generally deductible

### Deductible Amount:

Generally, you are allowed a deduction for state, local, and foreign real estate taxes that are based on the assessed value of the property, commonly referred to as *ad valorem* or general tax levy. For most counties, the deductible amount is identified on property tax bills as the assessed value multiplied by an associated tax rate percentage.

### Nondeductible Amount:

You cannot deduct the amounts shown on your tax bill that are not based on the assessed value of your property. These amounts are non-*ad valorem* and include special taxes, Mello-Roos, direct levies, fees, and charges. These amounts are usually identified on property tax bills as amounts that do not include a tax rate percentage. There are limited exceptions where a portion of these amounts may be deductible.



**RIVERSIDE COUNTY SECURED PROPERTY TAX BILL**  
 For Fiscal Year July 1, 2011 through June 30, 2012

DON KENT, TREASURER  
 4080 Lemon St (1st Floor) Riverside, California  
 (P.O. Box 12005, Riverside, CA 92502-2205)

Offices in Riverside, Palm Springs and Temecula  
 To send us an e-mail, visit our Website: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

Telephone: (951) 955-3900  
 or, from area codes 951 and 760 only  
 toll free: 1 (877) RIVCOTX (748-2689)

**IMPORTANT INFORMATION ON REVERSE SIDE**

Property Data	Bill Number	ASSESSMENT NUMBER 000000000-0
Address	Tax Rate Area	Parcel Number 000000000-0

**Parcel number**

All questions about ownership, values or exemptions must be directed to the Riverside County Assessor at (951) 955-6200.

**UNPAID PRIOR-YEAR TAXES**  
 (See Item #6 below)

**Generally deductible**

**Generally nondeductible**

CHARGES LEVIED BY TAXING AGENCIES (See Item #4 below)	AMOUNT
GENERAL LEVY	3503.26
FLD CNTL STORMWATER/CLEANWATER (800) 439-6553	3.76
CSA 152-RIVESIDE STORMWATER (888) 683-5234	2.82
CITY OF RIVERSIDE LIGHTING DST (951) 826-5539	27.60
CITY OF RIVERSIDE RIVERWALK AD (951) 826-5539	842.34
RIVERSIDE CITY LIBRARY SERVICES (951) 826-5539	19.00
CITY OF RIVERSIDE RIVERWALK LMD (951) 826-5539	212.44
MWD STANDBY WEST (866) 807-6864	9.22

LAND	94,000
STRUCTURES	212,000
TRADE FIXTURES	
TREES & VINES	
BUSINESS PERSONAL PROPERTY	
FULL VALUE	
EXEMPTIONS	306,000
NET VALUE	306,000
TAX RATE PER \$100 VALUE	1.14486
TAXES	\$3,503.26
Special Assessments & Fixed Charges	1,117.18
TOTAL AMOUNT	\$4,620.44

	\$2,310.22	\$2,310.22
Add 10% penalty after 12/12/2011	1	Add 10% penalty plus cost after 4/10/2012
	\$2,310.22	\$2,310.22

**PLEASE KEEP TOP PORTION FOR YOUR RECORDS**  
 (NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)

**Note from FTB:**  
 This is a sample tax bill. It is not an all-inclusive list of what is deductible and nondeductible. Based on this sample tax bill:  
 -The green highlight indicates a tax rate. The "net value" of your property is multiplied by the tax rate. The corresponding "taxes" or "general levy" is generally deductible.  
 -The remaining amounts are not computed by multiplying a tax rate. These amounts are generally nondeductible.  
 For more information, go to [ftb.ca.gov](http://ftb.ca.gov) and search for real estate tax.



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ALL PUBLIC AGENCIES OF  
SAN BERNARDINO COUNTY

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2011

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**ANNUAL**

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Generally deductible

"\*" denotes Generally nondeductible

**Note from FTB:**  
This is a sample tax bill. It is not an all-inclusive list of what is deductible and nondeductible. Based on this sample tax bill:  
-The green highlight indicates the "total tax rate". Any amount inside of the green box indicates an amount without a preceding "\*" (asterisk). These amounts are based on the assessed value of your property and are generally deductible.  
-An amount denoted with a preceding "\*" (asterisk) is not based on the assessed value of your property. These amounts are generally nondeductible. The "\*" (asterisk) is a feature of this tax bill and was not added by FTB.  
For more information, go to [ftb.ca.gov](http://ftb.ca.gov) and search for **real estate tax**.