



OFFICE OF THE TREASURER-TAX COLLECTOR
SHARI L. FREIDENRICH, CPA, CCMT, CPFA, CPFIM, ACPFIM
P.O. Box 4515
Santa Ana, CA 92702-4515
TaxBill.OCTreasurer.gov



TOP 20 PROPERTY TAXPAYERS IN ORANGE COUNTY

FY 25-26

<u>Taxpayer Name</u> ⁽¹⁾	<u>Taxes</u>	<u>% of Taxes</u> ⁽²⁾
1 Irvine Company	\$206,565,566	2.13%
2 Walt Disney Parks & Resorts US	\$94,193,789	0.97%
3 Southern California Edison Company (Edison International)	\$81,005,923	0.84%
4 Semptra Energy (SDG&E, So. Cal Gas)	\$26,566,214	0.27%
5 United Laguna Hills Mutual (Laguna Woods)	\$15,773,837	0.16%
6 Providence (St. Joseph Hospital / Mission Hospital)	\$9,582,896	0.10%
7 BEX Portfolio, Inc.	\$9,479,745	0.10%
8 Olen Properties Corp	\$8,133,827	0.08%
9 Edwards Lifesciences Inc	\$8,071,140	0.08%
10 Huntington Beach Energy, LLC (AES Huntington Beach)	\$7,881,121	0.08%
11 Bella Terra Associates, LLC	\$7,413,946	0.08%
12 B. Braun Medical Inc.	\$7,377,215	0.08%
13 AT&T (Pacific Bell Telephone Company)	\$7,269,648	0.08%
14 LBA IV-PPI LLC (LBA Realty)	\$6,886,147	0.07%
15 Fertitta MLB Owner LLC (Montage)	\$6,611,147	0.07%
16 South Coast Plaza	\$5,940,827	0.06%
17 United Dominion Realty LP	\$5,559,659	0.06%
18 Rexford Industrial Realty LP	\$5,496,112	0.06%
19 Knott's Berry Farm	\$5,247,050	0.05%
20 San Manuel Investment Authority (Waldorf Astoria)	\$4,406,217	0.05%
Total Top 20 Secured Property Taxes:	\$529,462,026	5.47%

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of January 13, 2026 - \$9,686,219,272

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name</u> ⁽¹⁾	<u>Taxes</u>	<u>% of Taxes</u> ⁽²⁾
1 Cox Communications Inc.	\$ 4,669,410	1.29%
2 Charter Communications, Inc. (Spectrum)	\$ 4,434,879	1.22%
3 TGS Management LLC	\$ 3,290,915	0.91%
4 Acclarent (Integra LifeSciences)	\$ 2,819,500	0.78%
5 Albertsons Companies Inc. (Albertsons/Vons)	\$ 2,730,027	0.75%
6 Applied Medical Resources Corporation	\$ 2,513,761	0.69%
7 Allergan Inc.	\$ 1,790,537	0.49%
8 Luxottica of America, Inc. (Oakley Inc.)	\$ 1,663,651	0.46%
9 Stanton Battery Energy Storage LLC	\$ 1,570,247	0.43%
10 ACTenviro (Republic Services)	\$ 1,562,074	0.43%
11 Rivian & VW Group Technologies LLC	\$ 1,440,990	0.40%
12 Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 1,421,689	0.39%
13 Golden State Water Company	\$ 1,387,814	0.38%
14 Amazon Inc.	\$ 1,377,478	0.38%
15 Lennar Multifamily Venture (LMV) Atown Holdings LLC	\$ 1,270,097	0.35%
16 Adient Aerospace LLC	\$ 1,262,297	0.35%
17 Fullmark Energy (Johanna Energy Center)	\$ 1,222,845	0.34%
18 Tower Semiconductor Newport Beach Inc	\$ 1,160,930	0.32%
19 American Airlines Inc.	\$ 1,122,622	0.31%
20 Reyes Coca Cola Bottling LLC	\$ 1,116,626	0.31%
Total Top 20 Unsecured Property Taxes:	\$39,828,391	10.97%

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes as of January 13, 2026 - \$363,152,109.



OFFICE OF THE TREASURER-TAX COLLECTOR
SHARI L. FREIDENRICH, CPA, CCMT, CPFA, ACPFIM

P.O. Box 4515
Santa Ana, CA 92702-4515
octreasurer.gov/octaxbill



TOP 20 PROPERTY TAXPAYERS IN ORANGE COUNTY

FY 24-25

Top Secured Taxpayers⁽¹⁾

<u>Taxpayer Name</u>	<u>Taxes</u>	<u>% of Taxes⁽²⁾</u>
1 Irvine Company	\$201,657,744	2.19%
2 Walt Disney Parks & Resorts US	\$85,719,904	0.93%
3 Southern California Edison Company (Edison International)	\$74,319,431	0.81%
4 Sempra Energy (SDG&E, So. Cal Gas)	\$24,009,746	0.26%
5 United Laguna Hills Mutual (Laguna Woods)	\$14,913,313	0.16%
6 BEX Portfolio, Inc.	\$9,417,526	0.10%
7 Fertitta MLB Owner LLC (Ritz Carlton/Montage)	\$9,395,386	0.10%
8 AT&T (Pacific Bell Telephone Company)	\$8,231,446	0.09%
9 AES Corporation	\$8,096,110	0.09%
10 Olen Properties Corp	\$7,884,194	0.09%
11 Edwards Lifesciences	\$7,608,339	0.08%
12 Five Point Holdings, LLC	\$7,576,805	0.08%
13 Bella Terra Associates, LLC	\$7,463,598	0.08%
14 B. Braun Medical, Inc.	\$7,102,695	0.08%
15 LBA IV-PPI LLC (LBA Realty)	\$6,737,185	0.07%
16 South Coast Plaza	\$5,858,584	0.06%
17 United Dominion Realty LP	\$5,459,200	0.06%
18 Rexford Industrial Realty LP	\$5,214,981	0.06%
19 Knott's Berry Farm	\$5,030,179	0.05%
20 Chapman University	\$4,570,149	0.05%
Total Taxes:	\$506,266,516	5.51%

(1) Taxpayers are grouped under a parent, if identifiable

(2) Total Secured Taxes as of January 21, 2025 - \$9,193,248,143

Top Unsecured Taxpayers⁽¹⁾

<u>Taxpayer Name</u>	<u>Taxes</u>	<u>% of Taxes⁽²⁾</u>
1 Charter Communications, Inc. (Time Warner)	\$ 4,624,419	1.33%
2 Cox Communications, Inc.	\$ 4,355,609	1.25%
3 TGS Computing LLC	\$ 3,227,329	0.93%
4 Johnson & Johnson	\$ 2,783,049	0.80%
5 Allergan, Inc.	\$ 2,053,739	0.59%
6 Applied Medical Resources Corporation	\$ 1,804,694	0.52%
7 Luxottica of America, Inc. (Oakley Inc.)	\$ 1,618,070	0.46%
8 Republic Services Inc.	\$ 1,538,290	0.44%
9 Cereberus Capital Management (Albertson's/Vons)	\$ 1,483,382	0.43%
10 Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 1,399,749	0.40%
11 Amazon Inc.	\$ 1,335,281	0.38%
12 Adient Aerospace LLC	\$ 1,312,381	0.38%
13 Hecate Energy	\$ 1,302,561	0.37%
14 Golden State Water Company	\$ 1,284,154	0.37%
15 Tower Semiconductor, Ltd.	\$ 1,189,657	0.34%
16 Avid Bioservices Inc	\$ 1,131,624	0.32%
17 Wells Fargo Bank	\$ 1,072,718	0.31%
18 Target Corporation	\$ 1,054,713	0.30%
19 The Kroger Company (Ralphs/Food 4 Less)	\$ 1,016,080	0.29%
20 Cambro Manufacturing Company	\$ 978,772	0.28%
Total Taxes	\$ 36,566,270	10.50%

(1) Taxpayers are grouped under a parent, if identifiable

(2) Total Unsecured Taxes as of January 21, 2025 - \$348,235,391

FY 23-24**Top 20 Secured Taxpayers:**

	<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1	Irvine Company	\$192,000,000	2.19%
2	Walt Disney Parks & Resorts US	\$81,586,405	0.93%
3	Southern California Edison Company (Edison International)	\$69,190,004	0.79%
4	Sempra Energy (SDG&E, So. Cal Gas)	\$22,031,099	0.25%
5	United Laguna Hills Mutual (Laguna Woods)	\$14,047,335	0.16%
6	AT&T (Pacific Bell Telephone Company)	\$10,752,652	0.12%
7	BEX Portfolio, Inc.	\$9,191,610	0.10%
8	AES Corporation	\$8,676,607	0.10%
9	Olen Properties Corp	\$7,845,345	0.09%
10	Edwards Lifesciences	\$6,976,413	0.08%
11	B. Braun Medical, Inc.	\$6,872,812	0.08%
12	Bella Terra Associates, LLC	\$6,843,645	0.08%
13	LBA IV-PPI LLC (LBA Realty)	\$6,562,874	0.07%
14	Fertitta MLB Owner LLC (Ritz Carlton)	\$6,332,743	0.07%
15	South Coast Plaza	\$5,687,072	0.06%
16	Five Point Holdings, LLC	\$5,637,351	0.06%
17	United Dominion Realty LP	\$5,328,160	0.06%
18	Rexford Industrial Realty LP	\$4,794,518	0.05%
19	Knott's Berry Farm	\$4,692,716	0.05%
20	Chapman University	\$4,499,752	0.05%
Total Taxes:		\$479,549,113	5.44%

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of January 24, 2024 - \$8,758,259,599

Top 20 Unsecured Taxpayers:

	<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1	Charter Communications, Inc. (Time Warner)	\$ 4,048,022	1.27%
2	Cox Communications, Inc.	\$ 3,929,705	1.23%
3	Allergan, Inc.	\$ 2,161,909	0.68%
4	Luxottica of America, Inc. (Oakley Inc.)	\$ 1,905,864	0.60%
5	Applied Medical Resources Corporation	\$ 1,873,200	0.59%
6	Tower Semiconductor, Ltd.	\$ 1,623,090	0.51%
7	Johnson & Johnson	\$ 1,598,334	0.50%
8	Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 1,542,207	0.48%
9	Albertson's LLC	\$ 1,486,706	0.47%
10	Boeing Company	\$ 1,442,330	0.45%
11	Southwest Airlines Company	\$ 1,246,388	0.39%
12	Wells Fargo Bank	\$ 1,235,526	0.39%
13	Republic Services Inc.	\$ 1,191,307	0.37%
14	Amazon Inc.	\$ 1,154,591	0.36%
15	Marriott International Inc.	\$ 1,150,483	0.36%
16	Irvine Management Company	\$ 1,110,272	0.35%
17	TGS Computing LLC	\$ 1,022,233	0.32%
18	Target Corporation	\$ 992,634	0.31%
19	Panasonic Avionics Corporation	\$ 941,599	0.30%
20	The Kroger Company	\$ 883,531	0.28%
Total Taxes:		\$32,539,931	10.22%

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes - \$318,536,726

FY 22-23**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$194,996,886	2.35%
2 Walt Disney Parks & Resorts US	\$75,440,011	0.91%
3 Southern California Edison Company (Edison International)	\$68,682,988	0.83%
4 Sempra Energy (SDG&E, So. Cal Gas)	\$20,322,339	0.25%
5 United Laguna Hills Mutual (Laguna Woods)	\$13,003,173	0.16%
6 BEX Portfolio, Inc.	\$9,030,225	0.11%
7 AES Corporation	\$8,496,661	0.10%
8 Bella Terra Associates, LLC	\$6,572,718	0.08%
9 LBA IV-PPI LLC (LBA Realty)	\$6,458,996	0.08%
10 B. Braun Medical, Inc.	\$6,435,446	0.08%
11 Edwards Lifesciences	\$6,308,622	0.08%
12 Five Point Holdings, LLC	\$6,218,660	0.08%
13 AT&T (Pacific Bell Telephone Company)	\$6,098,226	0.07%
14 South Coast Plaza	\$5,530,263	0.07%
15 St Joseph Hospital of Orange	\$4,796,981	0.06%
16 Knott's Berry Farm	\$4,517,842	0.05%
17 Rexford Industrial Realty LP	\$4,430,508	0.05%
18 MainPlace Shoppingtown, LLC	\$4,369,603	0.05%
19 Dana Point Beach Resort (Waldorf Astoria Monarch Beach)	\$4,158,313	0.05%
20 Hoag Memorial Hospital	\$4,030,042	0.05%
Total Taxes:	\$459,898,503	5.55%

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of January 20, 2023 - \$8,289,903,393

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	\$ 4,050,678	1.46%
2 Cox Communications, Inc.	\$ 3,681,052	1.32%
3 Allergan, Inc.	\$ 2,126,327	0.76%
4 Luxottica of America, Inc. (Oakley Inc.)	\$ 1,538,713	0.55%
5 Applied Medical Resources Corporation	\$ 1,472,705	0.53%
6 Tower Semiconductor, Ltd.	\$ 1,264,989	0.45%
7 Johnson & Johnson	\$ 1,200,033	0.43%
8 Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 1,155,447	0.42%
9 Albertson's LLC	\$ 1,154,222	0.41%
10 Boeing Company	\$ 1,048,746	0.38%
11 Southwest Airlines Company	\$ 1,036,631	0.37%
12 Wells Fargo Bank	\$ 988,743	0.36%
13 Republic Services Inc.	\$ 928,804	0.33%
14 Amazon Inc.	\$ 884,523	0.32%
15 Marriott International Inc.	\$ 825,084	0.30%
16 Irvine Management Company	\$ 823,589	0.30%
17 The Kroger Company	\$ 814,284	0.29%
18 TGS Computing LLC	\$ 810,282	0.29%
19 Target Corporation	\$ 804,597	0.29%
20 Panasonic Avionics Corporation	\$ 796,194	0.29%
Total Taxes:	\$27,405,643	9.85%

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes as of January 20, 2023 - \$278,307,196.

FY 2021-22**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$191,000,000	2.45%
2 Walt Disney Parks & Resorts US	\$73,265,000	0.94%
3 Southern California Edison Company (Edison International)	\$58,006,867	0.74%
4 Sempra Energy (SDG&E, So. Cal Gas)	\$17,883,950	0.23%
5 United Laguna Hills Mutual (Laguna Woods)	\$12,231,155	0.16%
6 BEX Portfolio, Inc.	\$8,845,848	0.11%
7 AES Corporation	\$7,929,528	0.10%
8 Five Point Holdings, LLC	\$7,548,735	0.10%
9 Bella Terra Associates, LLC	\$6,480,187	0.08%
10 LBA IV-PPI LLC (LBA Realty)	\$6,312,238	0.08%
11 B. Braun Medical, Inc.	\$5,911,982	0.08%
12 AT&T (Pacific Bell Telephone Company)	\$5,544,593	0.07%
13 South Coast Plaza	\$5,399,394	0.07%
14 Edwards Lifesciences	\$5,329,039	0.07%
15 Lennar Homes of California Inc	\$4,610,278	0.06%
16 Knott's Berry Farm	\$4,465,814	0.06%
17 MainPlace Shoppingtown, LLC	\$4,107,782	0.05%
18 PRP Real Estate Investment Management	\$3,883,969	0.05%
19 PCH Beach Resort (Hyatt Regency Huntington Beach)	\$3,720,698	0.05%
20 Dana Point Beach Resort (Waldorf Astoria Monarch Beach)	\$3,420,553	0.04%
Total Taxes:	\$435,897,610	5.60%

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of October 30, 2021 - \$7,787,495,161

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	\$ 4,257,904	1.55%
2 Cox Communications, Inc.	\$ 3,520,498	1.28%
3 Allergan, Inc.	\$ 1,975,741	0.72%
4 Applied Medical Resources Corporation	\$ 1,420,795	0.52%
5 Luxottica of America, Inc. (Oakley Inc.)	\$ 1,378,967	0.50%
6 Tower Semiconductor, Ltd.	\$ 1,264,020	0.46%
7 Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 1,155,392	0.42%
8 Boeing Company	\$ 1,113,490	0.40%
9 Wells Fargo Bank	\$ 1,035,077	0.38%
10 Panasonic Avionics Corporation	\$ 984,585	0.36%
11 Johnson & Johnson	\$ 978,362	0.36%
12 Republic Services Inc.	\$ 949,255	0.35%
13 Albertson's LLC	\$ 933,698	0.34%
14 MemorialCare	\$ 872,538	0.32%
15 Broadcom Corp.	\$ 866,811	0.32%
16 The Kroger Company	\$ 785,688	0.29%
17 Target Corporation	\$ 780,074	0.28%
18 Southwest Airlines Company	\$ 778,962	0.28%
19 Hybrid-Electric Building Technologies Irvine 1, LLC	\$ 710,467	0.26%
20 Tesla Inc.	\$ 707,762	0.26%
Total Taxes:	\$26,470,086	9.65%

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes as of October 30, 2021 - \$275,001,194.

FY 2020-21**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$76,378,600	1.01%
2 Walt Disney Parks & Resorts US	\$74,312,625	0.99%
3 Southern California Edison Company (Edison International)	\$57,142,900	0.76%
4 Sempra Energy (SDG&E, So. Cal Gas)	\$17,484,041	0.23%
5 United Laguna Hills Mutual (Laguna Woods)	\$11,856,542	0.16%
6 BEX Portfolio, Inc.	\$8,775,544	0.12%
7 AES Corporation	\$8,668,685	0.12%
8 Five Point Holdings, LLC	\$7,424,750	0.10%
9 Dajia Insurance Group (Montage, Ritz Carlton) (3)	\$7,146,884	0.09%
10 Bella Terra Associates, LLC	\$6,496,532	0.09%
11 AT&T (Pacific Bell Telephone Company)	\$5,721,303	0.08%
12 Edwards Lifesciences	\$5,451,891	0.07%
13 B. Braun Medical, Inc.	\$5,397,457	0.07%
14 Lennar Homes of California Inc	\$5,102,751	0.07%
15 South Coast Plaza	\$4,963,321	0.07%
16 Olen Properties Corporation	\$4,710,546	0.06%
17 Knott's Berry Farm	\$4,463,849	0.06%
18 Mainplace Shoppingtown LLC	\$4,110,417	0.05%
19 PCH Beach Resort (Hyatt Regency Huntington Beach)	\$3,718,713	0.05%
20 Behringer Harvard Holdings LLC	\$3,676,782	0.05%
Total Taxes:	<u>\$323,004,133</u>	<u>4.29%</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of September 30, 2020 - \$7,537,668,934.

(3) Ownership in Litigation

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	\$ 3,692,746	1.15%
2 Cox Communications, Inc.	\$ 3,495,054	1.09%
3 Allergan, Inc.	\$ 1,883,099	0.59%
4 Applied Medical Resources Corporation	\$ 1,429,495	0.45%
5 Boeing Company	\$ 1,413,663	0.44%
6 Luxottica of America, Inc. (Oakley Inc.)	\$ 1,393,832	0.44%
7 Jazz Semiconductor, Inc.	\$ 1,369,683	0.43%
8 Johnson & Johnson	\$ 1,281,208	0.40%
9 Panasonic Avionics Corporation	\$ 1,173,700	0.37%
10 Wells Fargo Bank	\$ 1,166,750	0.36%
11 MemorialCare	\$ 1,066,337	0.33%
12 Broadcom Corporation	\$ 964,779	0.30%
13 Berkshire Hathaway Inc. (PCC Rollmet Inc.)	\$ 939,147	0.29%
14 American Airlines, Inc.	\$ 937,112	0.29%
15 Southwest Airlines Company	\$ 903,125	0.28%
16 Republic Services Inc.	\$ 868,369	0.27%
17 Bank of America	\$ 837,476	0.26%
18 Albertson's LLC	\$ 828,434	0.26%
19 The Kroger Company	\$ 814,332	0.25%
20 Alaska Airlines, Inc.	\$ 781,417	0.24%
Total Taxes:	<u>\$27,239,758</u>	<u>8.50%</u>

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes as of September 30, 2020 - \$320,383,194.

FY 2019-20**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$76,208,472	1.05%
2 Walt Disney Parks & Resorts US	\$63,999,102	0.89%
3 Southern California Edison Company (Edison International)	\$49,219,911	0.68%
4 Five Points Holdings, LLC (Lennar)	\$20,233,450	0.28%
5 Sempra Energy (SDG&E, So. Cal. Gas)	\$14,883,280	0.21%
6 United Laguna Hills Mutual (Laguna Woods)	\$11,345,544	0.16%
7 BEX Portfolio, Inc.	\$8,680,274	0.12%
8 Anbang Insurance Group Company (Ritz-Carlton, Montage)	\$7,010,957	0.10%
9 AT&T (Pacific Bell Telephone Company)	\$6,473,906	0.09%
10 Bella Terra Associates, LLC	\$6,430,883	0.09%
11 B. Braun Medical, Inc.	\$5,137,511	0.07%
12 South Coast Plaza	\$4,965,097	0.07%
13 Olen Properties Corporation	\$4,871,684	0.07%
14 AES Corporation	\$4,507,941	0.06%
15 Knott's Berry Farm	\$4,339,489	0.06%
16 Edwards Lifesciences	\$4,140,652	0.06%
17 Mainplace Shoppingtown, LLC	\$4,067,186	0.06%
18 Chapman University	\$4,004,636	0.06%
19 PCH Beach Resort LLC (Hyatt Regency Huntington Beach)	\$3,675,492	0.05%
20 Ohana Real Estate Investors (Monarch Beach Resort)	<u>\$3,320,158</u>	<u>0.05%</u>
Total Taxes:	<u>\$307,515,625</u>	<u>4.26%</u>

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Secured Taxes as of September 30, 2019 - \$7,225,003,802.

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	3,660,789	1.20%
2 Cox Communications, Inc.	3,170,872	1.04%
3 Applied Medical Resources Corporation	1,463,856	0.48%
4 Boeing Company	1,404,694	0.46%
5 Allergan, Inc.	1,335,157	0.44%
6 Wells Fargo Bank	1,284,913	0.42%
7 Oakley, Inc.	1,207,431	0.40%
8 Jazz Semiconductor, Inc.	1,149,395	0.38%
9 Kimberly-Clark Worldwide, Inc.	1,125,378	0.37%
10 Broadcom Corporation	1,079,639	0.35%
11 Southwest Airlines Company	1,063,722	0.35%
12 Panasonic Avionics Corporation	1,061,684	0.35%
13 American Airlines, Inc.	986,969	0.32%
14 Johnson & Johnson	970,114	0.32%
15 Bank of America	938,638	0.31%
16 Albertsons's LLC	930,293	0.30%
17 Alaska Airlines, Inc.	920,454	0.30%
18 United Airlines, Inc.	902,903	0.30%
19 The Kroger Company	806,922	0.26%
20 Bloom Energy Corporation	<u>805,788</u>	<u>0.26%</u>
Total Taxes:	<u>\$26,269,611</u>	<u>8.60%</u>

(1) Taxpayers are grouped under a parent company, if identifiable.

(2) Total Unsecured Taxes as of September 30, 2019 - \$305,619,339.

FY 2018-19**Top 20 Secured Taxpayers (Revised):**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$81,401,688	1.19
2 Walt Disney Parks & Resorts US	\$55,431,700	0.81
3 Southern California Edison Company (Edison International)	\$48,649,312	0.71
4 Five Points Holdings, LLC (Lennar)	\$27,187,647	0.40
5 Sempra Energy (SDG&E, So. Cal. Gas)	\$13,288,096	0.19
6 United Laguna Hills Mutual (Laguna Woods)	\$10,672,657	0.16
7 AT&T (Pacific Bell Telephone Company)	\$9,448,376	0.14
8 BEX Portfolio, Inc.	\$8,588,073	0.13
9 Anbang Insurance Group Company (Ritz-Carlton, Montage)	\$6,876,216	0.10
10 Bella Terra Associates, LLC	\$6,229,037	0.09
11 Toll Brothers, Inc.	\$6,226,958	0.09
12 South Coast Plaza	\$4,809,722	0.07
13 Olen Properties Corporation	\$4,505,672	0.07
14 Knott's Berry Farm	\$4,164,100	0.06
15 B. Braun Medical, Inc.	\$4,157,737	0.06
16 Mainplace Shoppingtown LLC	\$3,910,400	0.06
17 PCH Beach Resort LLC (Hyatt Regency Huntington Beach)	\$3,561,688	0.05
18 Edwards Lifesciences	\$3,491,354	0.05
19 KSL Capital Partners (Monarch Beach Resort)	\$3,257,309	0.05
20 Manulife US REIT (Hancock S-REIT Irvine Corp.)	\$3,172,505	0.05
Total Taxes:	<u>\$309,030,247</u>	<u>4.53</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of September 30, 2018 - \$6,862,358,550

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	3,642,639	0.86
2 Cox Communications, Inc.	2,812,513	0.66
3 Boeing Company, The (A Corp.)	1,745,882	0.41
4 Allergan, Inc.	1,424,174	0.34
5 Broadcom Corporation	1,401,536	0.33
6 Applied Medical Resources Corporation	1,295,827	0.31
7 Kimberly-Clark Worldwide, Inc.	1,239,586	0.29
8 Wells Fargo Bank (A Corp.)	1,190,942	0.28
9 Panasonic Avionics Corporation	1,172,821	0.28
10 Jazz Semiconductor, Inc.	1,118,409	0.26
11 Southwest Airlines Company (A Corp.)	1,054,247	0.25
12 American Airlines, Inc.	1,014,636	0.24
13 Oakley, Inc.	871,340	0.21
14 Johnson & Johnson	836,819	0.20
15 Albertsons's LLC	804,364	0.19
16 Western Digital Technologies, Inc.	775,752	0.18
17 Alaska Airlines, Inc.	761,278	0.18
18 The Kroger Company	753,968	0.18
19 United Airlines, Inc.	732,536	0.17
20 SPS Technologies LLC	714,255	0.17
Total Taxes:	<u>\$25,363,524</u>	<u>5.99</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Unsecured Taxes as of September 30, 2018 - \$424,774,376

FY 2017-18**Top 20 Secured Taxpayers (Revised):**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	\$94,856,224	1.47
2 Walt Disney Parks & Resorts US	\$55,322,385	0.86
3 Southern California Edison Company (Edison International)	\$38,457,750	0.59
4 Five Points Holdings, LLC	\$19,541,581	0.30
5 Sempra Energy (SDG&E, So. Cal. Gas)	\$10,785,475	0.17
6 AT&T (Pacific Bell Telephone Company)	\$10,025,636	0.16
7 United Laguna Hills Mutual (Laguna Woods)	\$9,882,519	0.15
8 BEX Portfolio, Inc.	\$8,442,913	0.13
9 Anbang Insurance Group Company (Ritz-Carlton, Montage)	\$7,571,665	0.12
10 Bella Terra Associates, LLC	\$5,949,022	0.09
11 South Coast Plaza	\$4,683,956	0.07
12 Olen Properties Corporation	\$4,558,001	0.07
13 Mainplace Shoppingtown LLC	\$3,913,858	0.06
14 Knott's Berry Farm	\$3,891,187	0.06
15 B. Braun Medical, Inc.	\$3,866,035	0.06
16 PCH Beach Resort LLC (Hyatt Regency Huntington Beach)	\$3,498,770	0.05
17 Marblehead Development Partner	\$3,449,820	0.05
18 KSL Capital Partners (Monarch Beach Resort)	\$3,195,103	0.05
19 Manulife US REIT (Hancock S-REIT Irvine Corp.)	\$3,147,357	0.05
20 Vestar	<u>\$3,120,030</u>	<u>0.05</u>
Total Taxes:	<u>\$298,159,287</u>	<u>4.61</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of September 30, 2017 - \$6,464,862,139

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc. (Time Warner)	3,783,915	0.93
2 Cox Communications, Inc.	2,614,215	0.65
3 Boeing Company	2,463,752	0.61
4 Broadcom Corporation	1,517,019	0.37
5 Southwest Airlines Company	1,454,917	0.36
6 Allergan	1,313,276	0.32
7 Panasonic Avionics Corporation	1,289,557	0.32
8 Jazz Semiconductor, Inc.	1,276,757	0.32
9 Applied Medical	1,274,081	0.31
10 Kimberly-Clark Worldwide, Inc.	1,209,888	0.30
11 American Airlines, Inc.	1,151,795	0.28
12 Wells Fargo Bank	1,021,028	0.25
13 Oakley, Inc.	996,409	0.25
14 Western Digital	831,686	0.21
15 AT&T	788,952	0.19
16 JP Morgan Chase Bank	782,197	0.19
17 Albertsons Companies, Inc.	764,088	0.19
18 The Kroger Company	758,197	0.19
19 Irvine Company	756,920	0.19
20 Allianz Asset Management, Inc.	<u>746,498</u>	<u>0.18</u>
Total Taxes:	<u>\$26,795,147</u>	<u>6.61</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Unsecured Taxes as of September 30, 2017 - \$405,006,210

FY 2016-17**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	106,205,861	1.75
2 Walt Disney Parks & Resorts US	52,961,148	0.87
3 Southern California Edison Company	38,592,264	0.63
4 Five Points Holding, LLC	17,220,833	0.28
5 Pacific Bell Telephone Company (AT&T)	10,180,801	0.17
6 United Laguna Hills Mutual (Laguna Woods)	9,144,928	0.15
7 Essex Property Trust, Inc.	7,304,900	0.12
8 Southern California Gas Company	6,776,834	0.11
9 Bella Terra Associates, LLC	5,739,578	0.09
10 BEX Portfolio, Inc.	4,998,717	0.08
11 Marblehead Development Partner	4,856,828	0.08
12 Olen Properties Corporation	4,417,224	0.07
13 South Coast Plaza	4,208,343	0.07
14 B. Braun Medical, Inc.	3,956,165	0.07
15 Knott's Berry Farm	3,863,917	0.06
16 MMB Management, LLC	3,733,589	0.06
17 SHR MLB, LLC (Montage Laguna Beach)	3,622,353	0.06
18 Standard Pacific Corporation	3,302,789	0.05
19 Sempra Energy (SDG&E)	3,152,326	0.05
20 Monroe MBR, LLC	3,130,413	0.05
Total Taxes:	<u>\$297,369,811</u>	<u>4.87</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of September 30, 2016 - \$6,082,465,343

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Charter Communications, Inc.	3,814,174	0.98
2 Cox Communications, Inc.	2,587,139	0.67
3 Boeing Company	2,504,102	0.64
4 Broadcom Corporation	1,894,309	0.49
5 Southwest Airlines Company	1,673,460	0.43
6 Allergan	1,534,949	0.39
7 Applied Medical	1,284,456	0.33
8 Jazz Semiconductor, Inc.	1,259,164	0.32
9 Panasonic Avionics Corporation	1,255,602	0.32
10 Kimberly-Clark Worldwide, Inc.	1,235,039	0.32
11 Broadrock Renewables, LLC	1,197,341	0.31
12 Oakley, Inc.	1,129,680	0.29
13 American Airlines, Inc.	1,020,448	0.26
14 Western Digital	1,001,328	0.26
15 Edwards Lifesciences, LLC	933,793	0.24
16 Allianz Asset Management, LLC	851,443	0.22
17 Albertsons Companies, Inc.	835,191	0.21
18 The Kroger Company	771,613	0.20
19 Precision Castparts Corporation (SPS Technologies)	743,009	0.19
20 Wal-Mart Stores, Inc.	736,802	0.19
Total Taxes:	<u>\$28,263,042</u>	<u>7.26</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Unsecured Taxes as of September 30, 2016 - \$388,901,693

FY 2015-16**Top 20 Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Irvine Company	111,040,329	1.92
2 Walt Disney Parks & Resorts US	48,010,995	0.83
3 So Cal Edison Company	34,708,534	0.60
4 Heritage Fields El Toro	11,943,267	0.21
5 Pacific Bell Telephone Company (AT&T)	10,920,821	0.19
6 United Laguna Hills Mutual	8,734,773	0.15
7 Southern California Gas Company	5,933,505	0.10
8 Oxy USA, Inc.	5,574,693	0.10
9 B. Braun Medical, Inc.	4,301,682	0.07
10 Bella Terra Associates, LLC	3,999,296	0.07
11 Olen Properties Corp.	3,912,333	0.07
12 South Coast Plaza	3,861,081	0.07
13 Standard Pacific Corp.	3,798,565	0.07
14 Knott's Berry Farm	3,777,039	0.07
15 John Hancock Life Insurance Company	3,618,472	0.06
16 Mayer Financial, LP	3,423,771	0.06
17 United Dominion Realty, LP	3,299,630	0.06
18 Monroe MBR, LLC	3,096,442	0.05
19 Vestar/Kimco Tustin, LP	3,017,021	0.05
20 Reef America REIT II Corp.	<u>2,924,934</u>	<u>0.05</u>
Total Taxes:	<u>\$279,897,183</u>	<u>4.85</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of September 2, 2015 - \$5,785,683,037

Top 20 Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1 Time Warner Cable, Inc.	3,694,566	1.65
2 Cox Communications, Inc.	2,584,889	1.15
3 The Boeing Company	2,490,743	1.11
4 Broadcom Corp.	1,963,819	0.88
5 Allergan USA, Inc.	1,621,856	0.72
6 Southwest Airlines Company	1,486,010	0.66
7 Kimberly-Clark Worldwide, Inc.	1,279,188	0.57
8 Panasonic Avionics Corp.	1,206,398	0.54
9 Western Digital Technologies, Inc.	1,146,344	0.51
10 Applied Medical Resources Corp.	1,084,033	0.48
11 New Albertson's, Inc.	1,049,527	0.47
12 Jazz Semiconductor, Inc.	1,049,198	0.47
13 Oakley, Inc.	1,028,067	0.46
14 Allianz Asset Management, Inc.	902,644	0.40
15 American Airlines, Inc.	884,085	0.39
16 Panasonic Avionics Corp.	871,102	0.39
17 Edwards Lifesciences, LLC	817,315	0.36
18 Kroger Co.	816,114	0.36
19 Sam's West, Inc.	747,087	0.33
20 SPS Technologies	<u>726,991</u>	<u>0.32</u>
Total Taxes:	<u>\$27,449,976</u>	<u>12.22</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Unsecured Taxes as of September 2, 2015 - \$224,262,812

FY 2014-15**Top Secured Taxpayers:**

	<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1	Irvine Company	106,691,831	1.97
2	Walt Disney Parks & Resorts US	50,529,438	0.93
3	So Cal Edison Company	31,303,467	0.58
4	Heritage Fields El Toro	10,503,318	0.19
5	United Laguna Hills Mutual	7,824,959	0.14
6	Pacific Bell Telephone Company (AT&T)	7,671,733	0.14
7	Oxy USA, Inc.	6,977,302	0.13
8	OC/SD Holdings, LLC	5,091,498	0.09
9	Southern California Gas Company	4,726,570	0.09
10	Linn Western Operating, Inc.	4,611,102	0.09
11	Bella Terra Associates, LLC	4,291,013	0.08
12	B. Braun Medical, Inc.	4,129,890	0.08
13	South Coast Plaza	3,997,782	0.07
14	BRE Properties, Inc.	<u>3,865,725</u>	<u>0.07</u>
	Total Taxes:	<u>\$252,215,628</u>	<u>4.65</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Secured Taxes as of November 30, 2014 - \$5,416,121,731

Top 20 Unsecured Taxpayers:

	<u>Taxpayer Name (1)</u>	<u>Taxes</u>	<u>% of Taxes (2)</u>
1	Time Warner Cable, Inc.	3,616,920	1.58
2	Cox Communications, Inc.	2,781,178	1.22
3	Broadcom Corp.	2,308,845	1.01
4	Allergan USA, Inc.	1,807,475	0.79
5	The Boeing Company	1,776,724	0.78
6	Southwest Airlines Company	1,416,263	0.62
7	Kimberly-Clark Worldwide, Inc.	1,360,321	0.60
8	Jazz Semiconductor, Inc.	1,207,089	0.53
9	New Albertson's, Inc.	1,189,481	0.52
10	Western Digital Technologies, Inc.	1,130,560	0.49
11	Panasonic Avionics Corp.	1,061,759	0.46
12	Applied Medical Resources Corp.	1,016,184	0.44
13	Edwards Lifesciences, LLC	951,573	0.42
14	Oakley, Inc.	948,981	0.42
15	Broadrock Biopower, Inc.	890,597	0.39
16	American Airlines, Inc.	875,251	0.38
17	Allianz Asset Management, Inc.	864,002	0.38
18	Kaiser Foundation Healthplan, Inc.	862,646	0.38
19	Kroger Co.	861,870	0.38
20	Unilab Corp.	<u>770,441</u>	<u>0.34</u>
	Total Taxes:	<u>\$27,698,160</u>	<u>12.13</u>

(1) Taxpayers are grouped under a parent company, if identifiable

(2) Total Unsecured Taxes as of July 31, 2014 - \$228,439,982

FY 2013-14

Top 10 Secured Taxpayers:

<u>Taxpayer Name</u>	<u>Taxes</u>
1 Irvine Company	114,098,318
2 Walt Disney Parks & Resorts US	51,566,414
3 So Cal Edison Company	33,027,763
4 Heritage Fields El Toro	10,107,327
5 Pacific Bell Telephone Company (AT&T)	8,223,491
6 United Laguna Hills Mutual	7,071,749
7 Oxy USA Inc.	6,174,899
8 Linn Western Operating Inc.	4,690,090
9 OC/SD Holdings LLC.	4,652,758
10 Southern California Gas Company	<u>4,356,499</u>
Total Taxes:	\$243,969,308

Top 10 Unsecured Taxpayers:

<u>Taxpayer Name</u>	<u>Taxes</u>
1 Time Warner Cable Inc.	4,093,699
2 Cox Communications Inc.	3,235,903
3 Broadcom Corp.	2,112,900
4 The Boeing Company	1,827,118
5 Allergan USA Inc.	1,818,510
6 Southwest Airlines Company	1,403,401
7 Kimberly-Clark Worldwide Inc.	1,312,819
8 Jazz Semiconductor Inc.	1,269,827
9 Panasonic Avionics Corp.	1,129,317
10 New Albertson's Inc.	<u>1,113,035</u>
Total Taxes:	\$19,316,529

FY 2012-13

Top 10 Secured Taxpayers*:

<u>Taxpayer Name</u>	<u>Taxes</u>
1 Irvine Company	116,988,170
2 Walt Disney Parks & Resorts US	50,121,913
3 So Cal Edison Company	29,544,063
4 Pacific Bell Telephone Company (AT&T)	8,012,669
5 United Laguna Hills Mutual	7,177,178
6 Heritage Fields El Toro	6,624,181
7 Oxy USA Inc.	6,002,620
8 Southern California Gas Company	4,564,643
9 Linn Western Operating Inc.	4,440,743
10 OC/SD Holdings LLC.	<u>4,419,276</u>
Total Taxes:	\$237,895,456

** Due to a tax roll correction for FY 12/13 processed in 2013, Kaiser Foundation Hospitals was removed from the secured tax FY 12/13 list as it was no longer in the Top 10.*

Top 10 Unsecured Taxpayers:

<u>Taxpayer Name</u>	<u>Taxes</u>
1 Time Warner Cable	3,313,339
2 Cox Communications Inc.	3,213,922
3 The Boeing Company	2,388,014
4 Broadcom Corp.	1,774,957
5 Allergan USA Inc.	1,663,652
6 Southwest Airlines Company	1,240,251
7 Jazz Semiconductor Inc.	1,222,524
8 Kimberly-Clark Worldwide Inc.	1,220,993
9 New Albertson's Inc.	1,188,189
10 Western Digital Technologies Inc.	<u>1,088,520</u>
Total Taxes:	\$18,314,361