

# What to Watch Out for

**STANISLAUS COUNTY 2023 - 2024 PROPERTY TAX BILL**  
Stanislaus County Tax Collector  
1010 10th Street - Suite 2500, Modesto, CA 95354, Ph: (209) 525-6388,  
**SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2023 - JUNE 30, 2024**

Secured taxes are what you impound account will pay ( Lender )

**When the tax bills are sent TWICE a year by the county, you will get a copy of the bill along with your lender**



## **IMPORTANT MESSAGE**

Your mortgage, lender or bank has requested your annual tax information in order to make payment. This is a copy for your records.



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- ✓ **The good news? It's a one-time deal.**
- ✓ **It's not your lender's doing, and it's not factored into your impound account.**
- ✓ **If you closed between January thru May, you may have 2 separate supplemental tax bills based on the counties fiscal calendar**
- ✓ **Counties might take their sweet time getting your home taxes sorted, and your lender can only pay what they receive. So that refund or overage check? Don't spend it just yet! Because when the county finally assesses your home accurately, your lender might come knocking, claiming a shortage in your escrow account.**