



OFFICE OF THE TREASURER-TAX COLLECTOR
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TOP PROPERTY TAXPAYERS IN ORANGE COUNTY

FY 2018-19

Secured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Irvine Company	\$81,401,688.00	1.19
2. Walt Disney Parks & Resorts US	\$55,431,700.00	0.81
3. Southern California Edison Company (Edison International)	\$48,649,312.00	0.71
4. Five Points Holdings, LLC (Lennar)	\$27,187,647.00	0.40
5. Sempra Energy (SDG&E, So. Cal. Gas)	\$13,288,096.00	0.19
6. United Laguna Hills Mutual (Laguna Woods)	\$10,672,657.00	0.16
7. AT&T (Pacific Bell Telephone Company)	\$9,448,376.00	0.14
8. BEX Portfolio, Inc.	\$8,588,073.00	0.13
9. Anbang Insurance Group Company (Ritz-Carlton, Montage)	\$6,876,216.00	0.10
10. Bella Terra Associates, LLC	\$6,229,037.00	0.09
11. Toll Brothers, Inc.	\$6,226,958.00	0.09
12. South Coast Plaza	\$4,809,722.00	0.07
13. Olen Properties Corporation	\$4,505,672.00	0.07
14. Knott's Berry Farm	\$4,164,100.00	0.06
15. B. Braun Medical, Inc.	\$4,157,737.00	0.06
16. Mainplace Shoppingtown LLC	\$3,910,400.00	0.06
17. The Mayer Corporation (The Hilton Waterfront Beach Resort)	\$3,561,688.00	0.05
18. Edwards Lifesciences	\$3,491,354.00	0.05
19. KSL Capital Partners (Monarch Beach Resort)	\$3,257,309.00	0.05
20. Manulife US REIT (Hancock S-REIT Irvine Corp.)	\$3,172,505.00	0.05
Total Taxes:	\$309,030,247.00	4.53

(1) Taxpayers are grouped under a parent company, if identifiable
 (2) Total Secured Taxes as of September 30, 2018 - \$6,862,358,550

Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Charter Communications, Inc. (Time Warner)	\$3,642,639.00	0.86
2. Cox Communications, Inc.	\$2,812,513.00	0.66
3. Boeing Company, The (A Corp.)	\$1,745,882.00	0.41
4. Allergan, Inc.	\$1,424,174.00	0.34
5. Broadcom Corporation	\$1,401,536.00	0.33
6. Applied Medical Resources Corporation	\$1,295,827.00	0.31
7. Kimberly-Clark Worldwide, Inc.	\$1,239,586.00	0.29
8. Wells Fargo Bank (A Corp.)	\$1,190,942.00	0.28
9. Panasonic Avionics Corporation	\$1,172,821.00	0.28
10. Jazz Semiconductor, Inc.	\$1,118,409.00	0.26
11. Southwest Airlines Company (A Corp.)	\$1,054,247.00	0.25
12. American Airlines, Inc.	\$1,014,636.00	0.24
13. Oakley, Inc.	\$871,340.00	0.21
14. Johnson & Johnson	\$836,819.00	0.20
15. Albertsons's LLC	\$804,364.00	0.19
16. Western Digital Technologies, Inc.	\$775,752.00	0.18
17. Alaska Airlines, Inc.	\$761,278.00	0.18
18. The Kroger Company	\$753,968.00	0.18
19. United Airlines, Inc.	\$732,536.00	0.17
20. SPS Technologies LLC	\$714,255.00	0.17
Total Taxes:	\$25,363,524.00	5.99

(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**Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Irvine Company	\$94,856,224.00	1.47
2. Walt Disney Parks & Resorts US	\$55,322,385.00	0.86
3. Southern California Edison Company (Edison International)	\$38,457,750.00	0.59
4. Five Points Holdings, LLC	\$19,541,581.00	0.30
5. Sempra Energy (SDG&E, So. Cal. Gas)	\$10,785,475.00	0.17
6. AT&T (Pacific Bell Telephone Company)	\$10,025,636.00	0.16
7. United Laguna Hills Mutual (Laguna Woods)	\$9,882,519.00	0.15
8. BEX Portfolio, Inc.	\$8,442,913.00	0.13
9. Anbang Insurance Group Company (Ritz-Carlton, Montage)	\$7,571,665.00	0.12
10. Bella Terra Associates, LLC	\$5,949,022.00	0.09
11. South Coast Plaza	\$4,683,956.00	0.07
12. Olen Properties Corporation	\$4,558,001.00	0.07
13. Mainplace Shoppingtown LLC	\$3,913,858.00	0.06
14. Knott's Berry Farm	\$3,891,187.00	0.06
15. B. Braun Medical, Inc.	\$3,866,035.00	0.06
16. The Mayer Corporation (The Hilton Waterfront Beach Resort)	\$3,498,770.00	0.05
17. Marblehead Development Partner	\$3,449,820.00	0.05
18. KSL Capital Partners (Monarch Beach Resort)	\$3,195,103.00	0.05
19. Manulife US REIT (Hancock S-REIT Irvine Corp.)	\$3,147,357.00	0.05
20. Vestar	\$3,120,030.00	0.05
Total Taxes:	<u>\$298,159,287.00</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

Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Charter Communications, Inc. (Time Warner)	\$3,783,915.00	0.93
2. Cox Communications, Inc.	\$2,614,215.00	0.65
3. Boeing Company	\$2,463,752.00	0.61
4. Broadcom Corporation	\$1,517,019.00	0.37
5. Southwest Airlines Company	\$1,454,917.00	0.36
6. Allergan	\$1,313,276.00	0.32
7. Panasonic Avionics Corporation	\$1,289,557.00	0.32
8. Jazz Semiconductor, Inc.	\$1,276,757.00	0.32
9. Applied Medical	\$1,274,081.00	0.31
10. Kimberly-Clark Worldwide, Inc.	\$1,209,888.00	0.30
11. American Airlines, Inc.	\$1,151,795.00	0.28
12. Wells Fargo Bank	\$1,021,028.00	0.25
13. Oakley, Inc.	\$996,409.00	0.25
14. Western Digital	\$831,686.00	0.21
15. AT&T	\$788,952.00	0.19
16. JP Morgan Chase Bank	\$782,197.00	0.19
17. Albertsons Companies, Inc.	\$764,088.00	0.19
18. The Kroger Company	\$758,197.00	0.19
19. Irvine Company	\$756,920.00	0.19
20. Allianz Asset Management, Inc.	\$746,498.00	0.18
Total Taxes:	<u>\$26,795,147.00</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**Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Irvine Company	\$106,205,861.00	1.75
2. Walt Disney Parks & Resorts US	\$52,961,148.00	0.87
3. Southern California Edison Company	\$38,592,264.00	0.63
4. Five Points Holding, LLC	\$17,220,833.00	0.28
5. Pacific Bell Telephone Company (AT&T)	\$10,180,801.00	0.17
6. United Laguna Hills Mutual (Laguna Woods)	\$9,144,928.00	0.15
7. Essex Property Trust, Inc.	\$7,304,900.00	0.12
8. Southern California Gas Company	\$6,776,834.00	0.11
9. Bella Terra Associates, LLC	\$5,739,578.00	0.09
10. BEX Portfolio, Inc.	\$4,998,717.00	0.08
11. Marblehead Development Partner	\$4,856,828.00	0.08
12. Olen Properties Corporation	\$4,417,224.00	0.07
13. South Coast Plaza	\$4,208,343.00	0.07
14. B. Braun Medical, Inc.	\$3,956,165.00	0.07
15. Knott's Berry Farm	\$3,863,917.00	0.06
16. MMB Management, LLC	\$3,733,589.00	0.06
17. SHR MLB, LLC (Montage Laguna Beach)	\$3,622,353.00	0.06
18. Standard Pacific Corporation	\$3,302,789.00	0.05
19. Sempra Energy (SDG&E)	\$3,152,326.00	0.05
20. Monroe MBR, LLC	\$3,130,413.00	0.05
Total Taxes:	<u>\$297,369,811.00</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

Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
1. Charter Communications, Inc.	\$3,814,174.00	0.98
2. Cox Communications, Inc.	\$2,587,139.00	0.67
3. Boeing Company	\$2,504,102.00	0.64
4. Broadcom Corporation	\$1,894,309.00	0.49
5. Southwest Airlines Company	\$1,673,460.00	0.43
6. Allergan	\$1,534,949.00	0.39
7. Applied Medical	\$1,284,456.00	0.33
8. Jazz Semiconductor, Inc.	\$1,259,164.00	0.32
9. Panasonic Avionics Corporation	\$1,255,602.00	0.32
10. Kimberly-Clark Worldwide, Inc.	\$1,235,039.00	0.32
11. Broadrock Renewables, LLC	\$1,197,341.00	0.31
12. Oakley, Inc.	\$1,129,680.00	0.29
13. American Airlines, Inc.	\$1,020,448.00	0.26
14. Western Digital	\$1,001,328.00	0.26
15. Edwards Lifesciences, LLC	\$933,793.00	0.24
16. Allianz Asset Management, LLC	\$851,443.00	0.22
17. Albertsons Companies, Inc.	\$835,191.00	0.21
18. The Kroger Company	\$771,613.00	0.20
19. Precision Castparts Corporation (SPS Technologies)	\$743,009.00	0.19
20. Wal-Mart Stores, Inc.	\$736,802.00	0.19
Total Taxes:	<u>\$28,263,042.00</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**Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
Irvine Company	\$111,040,329.00	1.92
1. Walt Disney Parks & Resorts US	\$48,010,995.00	0.83
2. So Cal Edison Company	\$34,708,534.00	0.60
3. Heritage Fields El Toro	\$11,943,267.00	0.21
4. Pacific Bell Telephone Company (AT&T)	\$10,920,821.00	0.19
5. United Laguna Hills Mutual	\$8,734,773.00	0.15
6. Southern California Gas Company	\$5,933,505.00	0.10
7. Oxy USA, Inc.	\$5,574,693.00	0.10
8. B. Braun Medical, Inc.	\$4,301,682.00	0.07
9. Bella Terra Associates, LLC	\$3,999,296.00	0.07
10. Olen Properties Corp.	\$3,912,333.00	0.07
11. South Coast Plaza	\$3,861,081.00	0.07
12. Standard Pacific Corp.	\$3,798,565.00	0.07
13. Knott's Berry Farm	\$3,777,039.00	0.07
14. John Hancock Life Insurance Company	\$3,618,472.00	0.06
15. Mayer Financial, LP	\$3,423,771.00	0.06
16. United Dominion Realty, LP	\$3,299,630.00	0.06
17. Monroe MBR, LLC	\$3,096,442.00	0.05
18. Vestar/Kimco Tustin, LP	\$3,017,021.00	0.05
19. Rreef America REIT II Corp.	\$2,924,934.00	0.05
20. Total Taxes:	<u>\$279,897,183.00</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

Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
Time Warner Cable, Inc.	\$3,694,566.00	1.65
1. Cox Communications, Inc.	\$2,584,889.00	1.15
2. The Boeing Company	\$2,490,743.00	1.11
3. Broadcom Corp.	\$1,963,819.00	0.88
4. Allergan USA, Inc.	\$1,621,856.00	0.72
5. Southwest Airlines Company	\$1,486,010.00	0.66
6. Kimberly-Clark Worldwide, Inc.	\$1,279,188.00	0.57
7. Panasonic Avionics Corp.	\$1,206,398.00	0.54
8. Western Digital Technologies, Inc.	\$1,146,344.00	0.51
9. Applied Medical Resources Corp.	\$1,084,033.00	0.48
10. New Albertson's, Inc.	\$1,049,527.00	0.47
11. Jazz Semiconductor, Inc.	\$1,049,198.00	0.47
12. Oakley, Inc.	\$1,028,067.00	0.46
13. Allianz Asset Management, Inc.	\$902,644.00	0.40
14. American Airlines, Inc.	\$884,085.00	0.39
15. Panasonic Avionics Corp.	\$871,102.00	0.39
16. Edwards Lifesciences, LLC	\$817,315.00	0.36
17. Kroger Co.	\$816,114.00	0.36
18. Sam's West, Inc.	\$747,087.00	0.33
19. SPS Technologies	\$726,991.00	0.32
20. Total Taxes:	<u>\$27,449,976.00</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**Secured Taxpayers:**

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
Irvine Company	\$106,691,831.00	1.97
1. Walt Disney Parks & Resorts US	\$50,529,438.00	0.93
2. So Cal Edison Company	\$31,303,467.00	0.58
3. Heritage Fields El Toro	\$10,503,318.00	0.19
4. United Laguna Hills Mutual	\$7,824,959.00	0.14
5. Pacific Bell Telephone Company (AT&T)	\$7,671,733.00	0.14
6. Oxy USA, Inc.	\$6,977,302.00	0.13
7. OC/SD Holdings, LLC	\$5,091,498.00	0.09
8. Southern California Gas Company	\$4,726,570.00	0.09
9. Linn Western Operating, Inc.	\$4,611,102.00	0.09
10. Bella Terra Associates, LLC	\$4,291,013.00	0.08
11. B. Braun Medical, Inc.	\$4,129,890.00	0.08
12. South Coast Plaza	\$3,997,782.00	0.07
13. BRE Properties, Inc.	\$3,865,725.00	0.07
14. Total Taxes:	<u>\$252,215,628.00</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

Unsecured Taxpayers:

<u>Taxpayer Name (1)</u>	<u>Taxes (2)</u>	<u>% of Taxes</u>
Time Warner Cable, Inc.	\$3,616,920.00	1.58
1. Cox Communications, Inc.	\$2,781,178.00	1.22
2. Broadcom Corp.	\$2,308,845.00	1.01
3. Allergan USA, Inc.	\$1,807,475.00	0.79
4. The Boeing Company	\$1,776,724.00	0.78
5. Southwest Airlines Company	\$1,416,263.00	0.62
6. Kimberly-Clark Worldwide, Inc.	\$1,360,321.00	0.60
7. Jazz Semiconductor, Inc.	\$1,207,089.00	0.53
8. New Albertson's, Inc.	\$1,189,481.00	0.52
9. Western Digital Technologies, Inc.	\$1,130,560.00	0.49
10. Panasonic Avionics Corp.	\$1,061,759.00	0.46
11. Applied Medical Resources Corp.	\$1,016,184.00	0.44
12. Edwards Lifesciences, LLC	\$951,573.00	0.42
13. Oakley, Inc.	\$948,981.00	0.42
14. Broadrock Biopower, Inc.	\$890,597.00	0.39
15. American Airlines, Inc.	\$875,251.00	0.38
16. Allianz Asset Management, Inc.	\$864,002.00	0.38
17. Kaiser Foundation Healthplan, Inc.	\$862,646.00	0.38
18. Kroger Co.	\$861,870.00	0.38
19. Unilab Corp.	\$770,441.00	0.34
20. Total Taxes:	<u>\$27,698,160.00</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**Secured Taxpayers:**

<u>Taxpayer Name</u>	<u>Taxes</u>
Irvine Company	\$114,098,318.00
1. Walt Disney Parks & Resorts US	\$51,566,414.00
2. So Cal Edison Company	\$33,027,763.00
3. Heritage Fields El Toro	\$10,107,327.00
4. Pacific Bell Telephone Company (AT&T)	\$8,223,491.00
5. United Laguna Hills Mutual	\$7,071,749.00
6. Oxy USA Inc.	\$6,174,899.00
7. Linn Western Operating Inc.	\$4,690,090.00
8. OC/SD Holdings LLC.	\$4,652,758.00
9. Southern California Gas Company	\$4,356,499.00
10. Total Taxes:	<u><u>\$243,969,308.00</u></u>

Unsecured Taxpayers:

<u>Taxpayer Name</u>	<u>Taxes</u>
Time Warner Cable Inc.	\$4,093,699.00
1. Cox Communications Inc.	\$3,235,903.00
2. Broadcom Corp.	\$2,112,900.00
3. The Boeing Company	\$1,827,118.00
4. Allergan USA Inc.	\$1,818,510.00
5. Southwest Airlines Company	\$1,403,401.00
6. Kimberly-Clark Worldwide Inc.	\$1,312,819.00
7. Jazz Semiconductor Inc.	\$1,269,827.00
8. Panasonic Avionics Corp.	\$1,129,317.00
9. New Albertson's Inc.	\$1,113,035.00
10. Total Taxes:	<u><u>\$19,316,529.00</u></u>

FY 2012-13**Secured Taxpayers*:**

<u>Taxpayer Name</u>	<u>Taxes</u>
Irvine Company	\$116,988,170.00
1. Walt Disney Parks & Resorts US	\$50,121,913.00
2. So Cal Edison Company	\$29,544,063.00
3. Pacific Bell Telephone Company (AT&T)	\$8,012,669.00
4. United Laguna Hills Mutual	\$7,177,178.00
5. Heritage Fields El Toro	\$6,624,181.00
6. Oxy USA Inc.	\$6,002,620.00
7. Southern California Gas Company	\$4,564,643.00
8. Linn Western Operating Inc.	\$4,440,743.00
9. OC/SD Holdings LLC.	\$4,419,276.00
10. Total Taxes:	<u><u>\$237,895,456.00</u></u>

** 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.*

Unsecured Taxpayers:

<u>Taxpayer Name</u>	<u>Taxes</u>
Time Warner Cable	\$3,313,339.00
1. Cox Communications Inc.	\$3,213,922.00
2. The Boeing Company	\$2,388,014.00
3. Broadcom Corp.	\$1,774,957.00
4. Allergan USA Inc.	\$1,663,652.00
5. Southwest Airlines Company	\$1,240,251.00
6. Jazz Semiconductor Inc.	\$1,222,524.00
7. Kimberly-Clark Worldwide Inc.	\$1,220,993.00
8. New Albertson's Inc.	\$1,188,189.00
9. Western Digital Technologies Inc.	\$1,088,520.00
10. Total Taxes:	<u><u>\$18,314,361.00</u></u>