



**Fiscal Year 2024/25**  
**CFD Max Tax Report**  
(Actual Levy may be different)

# Fiscal Year 2024/25 CFD Tax Administration Report

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## CFD Max Tax Rates

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### Curtis Park Village CFD No. 2013-03 (Services)

<b>Land Use Category</b>	<b>Tax Basis</b>	<b>Maximum Tax Rates</b>	
		<b>Base Year FY 2014/15</b>	<b>Current FY 2024/25</b>
<b>Developed Parcels</b>			
Residential Parcels	per Unit	\$54.00	\$73.59
Multifamily Residential Parcels	per Unit	\$44.00	\$59.96
Mixed-Use Residential Parcels	per Unit	\$44.00	\$59.96
<b>Final Use Parcels</b>			
Final Use Parcels	per Acre	\$810.00	\$1,103.87
<b>Undeveloped Parcels</b>			
Undeveloped Parcels	per Acre	\$810.00	\$1,103.87

### Del Paso Nuevo Landscaping CFD No. 2006-06

<b>Land Use Category</b>	<b>Classification</b>	<b>Tax Basis</b>	<b>Maximum Tax Rates</b>	
			<b>Base Year FY 2007/08</b>	<b>Current FY 2024/25</b>
Developed Residential Parcels	SFD	per Unit	\$100.00	\$194.79

# CFD Max Tax Rates

## Natomas Crossing CFD No. 2013-01 (Youth Services)

Maximum Annual Special Tax Rate Per Building Square Foot Fiscal Years Following Issuance of Initial Building Permit for a Parcel				
Land Use Category	Land Use Code	Tax Basis	Building Permitted Base Fiscal Year	2025 Fiscal Year 6
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2020	\$0.058
Mixed-Use Building	Mixed	per Building Sq Ft	2020	\$0.058
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2023	\$0.028
Mixed-Use Building	Mixed	per Building Sq Ft	2023	\$0.028
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2024	\$0.014
Mixed-Use Building	Mixed	per Building Sq Ft	2024	\$0.014
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2025	\$0.006
Mixed-Use Building	Mixed	per Building Sq Ft	2025	\$0.006

## Neighborhood Alley Maintenance CFD No. 2003-04

Land Use Category	Tax Zone	Tax Basis	Maximum Tax Rates	
			Base Year FY 2006/07	Current FY 2024/25
Developed Residential	A	per parcel	\$50.00	\$85.83

## CFD Max Tax Rates

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### Neighborhood Park Maintenance CFD No. 2002-02

<u>Land Use Category</u>	<u>Classification</u>	<u>Tax Basis</u>	<u>Maximum Tax Rates</u>	
			<u>Base Year FY 2002/03</u>	<u>Current FY 2024/25</u>
<b>Developed Parcels</b>				
Single Family Residential Parcels	SFR	per Unit	\$48.00	\$83.72
Multi-Family Residential Parcels	Multi-Family	per Unit	\$28.00	\$48.83

### North Natomas CFD No. 3

<u>Land Use Category</u>	<u>Tax Basis</u>	<u>Maximum Tax Rates</u>	
		<u>Base Year FY 1998/99</u>	<u>Current FY 2024/25</u>
<b>Developed Parcels</b>			
Detached Residential Unit	per Unit	\$52.00	\$102.50
Duplex/Condominium	per Unit	\$32.00	\$63.06
Other Residential/Non-Residential	per Acre	\$365.00	\$719.31
Sports Complex	per Acre	\$210.00	\$413.79
<b>Large Lot Final Map Parcels</b>			
Residential/Non-Residential/Sports Complex	per Acre	\$80.00	\$157.67
<b>Other Uses</b>			
Undeveloped Parcels	Exempt	Tax-Exempt	\$0.00

# CFD Max Tax Rates

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## North Natomas Neighborhood Landscaping CFD No. 99-02

<u>Taxing Category</u>	<b>FY 2024/25 Maximum Special Tax</b>
<b>Tax Zone A</b>	
Developed (Landscape Maintenance)	\$69.23 per Unit
Undeveloped	\$375.81 per Acre
<b>Tax Zone B</b>	
Developed (Landscape Maintenance)	\$89.01 per Unit
<b>Tax Zone C</b>	
Developed (Landscape Maintenance)	\$118.68 per Unit
Developed (Drainage Maintenance)	\$296.69 per Unit
<b>Tax Zone D</b>	
Developed (Landscape Maintenance)	\$133.13 per Unit
Developed (Drainage Maintenance)	\$76.08 per Unit
<b>Tax Zone E</b>	
Developed (Landscape Maintenance)	\$146.30 per Unit
<b>Tax Zone F</b>	
Developed (Landscape Maintenance)	\$36.57 per Unit
<b>Tax Zone G</b>	
Developed (Landscape Maintenance)	\$193.42 per Unit
<b>Tax Zone H</b>	
Developed (Landscape Maintenance)	\$93.43 per Unit
<b>Tax Zone I</b>	
Developed (Landscape Maintenance)	\$19.03 per Unit
<b>Tax Zone J</b>	
Developed (Landscape Maintenance)	\$126.85 per Unit
<b>Tax Zone K</b>	
Developed (Landscape Maintenance)	\$62.60 per Unit
Developed (Drainage Maintenance)	\$87.31 per Unit

# CFD Max Tax Rates

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## North Natomas TMA CFD No. 99-01

-	<b>FY 2024/25 Maximum Special Tax</b>	
<b>Land Use Category</b>		
<b><u>Formation and Annexation #1 Parcels</u></b>		
<b>Developed Residential Parcels</b>		
Detached Single Family Units	\$34.38	per Unit
Multi-Family Units and Condominiums	\$26.72	per Unit
<b>Developed Non-Residential Parcels</b>		
Office	\$0.11456	per Sq. Ft.
Commercial	\$0.19097	per Sq. Ft.
Industrial	\$0.05731	per Sq. Ft.
Sports Complex	\$381.89	per Net Acre
<b><u>Annexation #2 - Greenbriar Parcels</u></b>		
<b>Developed Residential Parcels</b>		
Detached Single Family Units	\$88.66	per Unit
Multi-Family Units and Condominiums	\$69.23	per Unit
<b>Developed Non-Residential Parcels</b>		
Office	\$0.00000	per Sq. Ft.
Commercial	\$0.00000	per Sq. Ft.
Industrial	\$0.00000	per Sq. Ft.
Sports Complex	\$0.00	per Net Acre

# CFD Max Tax Rates

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## Northwest Land Park CFD No. 2013-02 (Services)

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2014/15	Current FY 2024/25
<b>Developed Parcels</b>			
Residential Parcels <800 Square Feet	per Unit	\$275.00	\$374.77
Residential Parcels btw. 800-1,199 Square Feet	per Unit	\$380.00	\$517.87
Residential Parcels > 1,200 Square Feet	per Unit	\$485.00	\$660.96
Multifamily Residential Uses	per Unit	\$275.00	\$374.77
<b>Final Use Parcels</b>			
Final Use Parcels	per Unit	\$200.00	\$272.56

## Parkebridge Maintenance CFD No. 2014-07

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2015-16	Current FY 2024/25
<b>Developed Parcels</b>			
Single Family Residential	per Unit	\$476.00	\$626.79
Condominium	per Unit	\$476.00	\$626.79
Multi-Family Residential	per Unit	\$476.00	\$626.79
Mixed-Use Residential	per Unit	\$476.00	\$626.79
<b>Final Use and Undeveloped Parcels</b>	per Acre	\$2,790.00	\$3,673.84



## CFD Max Tax Rates

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### Redding Avenue Landscaping CFD No. 2010-04

<b>Land Use Category</b>	<b>Tax Basis</b>	<b>Maximum Tax Rates</b>	
		<b>Base Year FY 2006/07</b>	<b>Current FY 2024/25</b>
All Parcels	per Linear Foot	\$3.1042	\$4.7005

### Sacramento Maintenance CFD No. 2014-04 – Railyards

<b>Land Use Category</b>	<b>Land Use Code</b>	<b>Tax Basis</b>	<b>Railyards</b>	
			<b>Annexation:</b>	<b>Formation</b>
			<b>Maximum Tax Rates</b>	
			<b>Base Year</b>	<b>Current</b>
			<b>FY 2015/16</b>	<b>FY 2024/25</b>
Developed Residential				
Market Rate Unit	Market	per Unit	\$260.00	\$342.36
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.19	\$0.25
Other	Other	per Land sf	\$0.42	\$0.55
Land	Land	per Land sf	\$0.42	\$0.55

# CFD Max Tax Rates

## Sacramento Maintenance CFD No. 2014-04 Annexation #1 – Delta Shores

Land Use Category	Land Use Code	Tax Basis	Delta Shores	
			Annexation: 1	
			Maximum Tax Rates	
			Base Year	Current
			FY 2015/16	FY 2024/25
<b>Developed Residential</b>				
Low Density	Low	per Unit	\$413.94	\$545.07
Medium Density	Med	per Unit	\$325.18	\$428.19
High Density	High	per Unit	\$196.70	\$259.01
Mixed Use	Mixed	per Unit	\$197.59	\$260.18
<b>Developed Non-Residential</b>				
Mixed Use Town Center	Mixed Town	per Building sf	\$0.13	\$0.17
Village/Regional Center	Village	per Building sf	\$0.16	\$0.21
Corner Retail	Corner	per Building sf	\$0.15	\$0.20
Land	Land	per Land sf	\$0.07	\$0.10

## Sacramento Maintenance CFD No. 2014-04 Annexations #2 – Natomas Meadows and Annexation #10 – Natomas Meadows East

Land Use Category	Land Use Code	Tax Basis	Natomas Meadows		Natomas Meadows East	
			Annexation: 2		Annexation: 10	
			Maximum Tax Rates		Maximum Tax Rates	
			Base Year	Current	Base Year	Current
			FY 2016/17	FY 2024/25	FY 2020/21	FY 2024/25
<b>Developed Residential</b>						
Market Rate Unit	Market	per Unit	\$122.10	\$157.24	\$138.59	\$157.24
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00	\$0.00	\$0.00
<b>Developed Non-Residential</b>						
Other	Non-Res	per Building sf	\$0.00	\$0.00	\$0.00	\$0.00
Other	Other	per Land sf	\$0.00	\$0.00	\$0.00	\$0.00
Land	Land	per Land sf	\$0.02	\$0.03	\$0.02	\$0.03

# CFD Max Tax Rates

## Sacramento Maintenance CFD No. 2014-04 Annexation #3 -- Calistoga

			<b>Calistoga</b>	
			<i>Annexation:</i> <b>3</b>	
			<b>Maximum Tax Rates</b>	
			<b>Base Year</b>	<b>Current</b>
<b>Land Use Category</b>	<b>Land Use Code</b>	<b>Tax Basis</b>	<b>FY 2016/17</b>	<b>FY 2024/25</b>
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$435.22	\$560.49
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other Land</b>	Other Land	per Land sf	\$0.11	\$0.14

## Sacramento Maintenance CFD No. 2014-04 Annexation #4 – Shasta 10

			<b>Shasta 10</b>	
			<i>Annexation:</i> <b>4</b>	
			<b>Maximum Tax Rates</b>	
			<b>Base Year</b>	<b>Current</b>
<b>Land Use Category</b>	<b>Land Use Code</b>	<b>Tax Basis</b>	<b>FY 2017/18</b>	<b>FY 2024/25</b>
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$310.00	\$388.64
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other Land</b>	Other Land	per Land sf	\$0.06	\$0.08

## CFD Max Tax Rates

### Sacramento Maintenance CFD No. 2014-04 Annexation #5 – Crocker Village

			<b>Crocker Village Annexation: 5 Maximum Tax Rates</b>	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2017/18	FY 2024/25
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$378.98	\$475.11
Multi-Family Unit	Multi-Family	per Unit	\$207.45	\$260.07
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other</b>	Other	per Land sf	\$0.00	\$0.00
<b>Land</b>	Land	per Land sf	\$0.11	\$0.14

### Sacramento Maintenance CFD No. 2014-04 Annexation #6 – Church Street Station

			<b>Church Street Station Annexation: 6 Maximum Tax Rates</b>	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2024/25
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$515.13	\$626.21
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other</b>	Other	per Land sf	\$0.00	\$0.00
<b>Land</b>	Land	per Land sf	\$0.17	\$0.21

## CFD Max Tax Rates

### Sacramento Maintenance CFD No. 2014-04 Annexation #7 – Sutter Park

			<b>Sutter Park</b>	
			<i>Annexation: 7</i>	
			<b>Maximum Tax Rates</b>	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2024/25
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$433.00	\$526.37
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other</b>	Other	per Land sf	\$0.08	\$0.10
<b>Land</b>	Land	per Land sf	\$0.08	\$0.10

### Sacramento Maintenance CFD No. 2014-04 Annexation #9 – The Cove

			<b>The Cove</b>	
			<i>Annexation: 9</i>	
			<b>Maximum Tax Rates</b>	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2024/25
<b>Developed Residential</b>				
Market Rate Unit	Market	per Unit	\$483.56	\$587.83
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
<b>Developed Non-Residential</b>	Non-Res	per Building sf	\$0.00	\$0.00
<b>Other</b>	Other	per Land sf	\$0.17	\$0.21
<b>Land</b>	Land	per Land sf	\$0.17	\$0.21

## CFD Max Tax Rates

### Sacramento Services CFD No. 2018-05 – Tax Zone #1 Northlake

Land Use Category	Tax Basis	Maximum Tax Rates		
		Base Year FY 2018/19	Current FY Max	Adjusted FY 2024/25
<b>Developed Property</b>				
Single Family Detached Property	per Unit	\$587.00	\$712.96	\$278.05
Single Family Attached Property	per Unit	\$587.00	\$712.96	\$278.05
Condominium Property	per Unit	\$587.00	\$712.96	\$278.05
Multi-Family Residential Property	per Unit	\$329.00	\$399.60	\$155.84
Non-Residential Property	per Sq. Ft.	\$0.41	\$0.50	\$0.19
Other Residential Property	per Acre	\$6,184.00	\$7,510.99	\$2,929.29
<b>Final Map Property</b>	per Acre	\$6,184.00	\$7,510.99	\$2,929.29
<b>Undeveloped Property</b>	per Acre	\$6,184.00	\$7,510.99	\$2,929.29

### Sacramento Services CFD No. 2018-05 Annexation #2 – Delta Shores South (Tax Zone #3)

Land Use Category	Tax Basis	Maximum Tax Rates		
		Base Year FY 2022/23	Current FY Max	Adjusted FY 2024/25
<b>Developed Property</b>				
Single Family Detached Property	per Unit	\$270.34	\$291.46	\$291.46
Single Family Attached Property	per Unit	\$270.34	\$291.46	\$291.46
Condominium Property	per Unit	\$0.00	\$0.00	\$0.00
Multi-Family Residential Property	per Unit	\$0.00	\$0.00	\$0.00
Non-Residential Property	per Sq. Ft.	\$0.00	\$0.00	\$0.00
Other Residential Property	per Acre	\$4,599.56	\$4,958.91	\$4,958.91
<b>Final Map Property</b>	per Acre	\$4,599.56	\$4,958.91	\$4,958.91
<b>Undeveloped Property</b>	per Acre	\$4,599.56	\$4,958.91	\$4,958.91

## CFD Max Tax Rates

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### Township 9 CFD No. 2012-06

<u>Land Use Category</u>	<u>Tax Basis</u>	<u>Maximum Tax Rates</u>	
		<u>Base Year FY 2012/13</u>	<u>Current FY 2024/25</u>
<b>Developed Parcels</b>			
Single-Family Residential	per Unit	\$543.00	\$775.51
Multi-Family Residential	per Unit	\$272.00	\$388.47
Non-Residential	per Bldg. Sq. Ft.	\$0.27	\$0.39
CP Property	Total	\$10,654.00	\$15,215.93
<b>Final Mapped Property</b>			
Final Mapped Property	per Acre	\$55,106.00	\$78,701.79
<b>Large Lot Parcels</b>			
Large Lot Parcels	per Acre	\$55,106.00	\$78,701.79

### Willowcreek Landscaping CFD No. 98-04

<u>Land Use Category</u>	<u>Tax Basis</u>	<u>Maximum Tax Rates</u>	
		<u>Base Year FY 1999/00</u>	<u>Current FY 2024/25</u>
<b>Developed Parcels</b>			
Developed Residential Parcels	per Unit	\$75.00	\$143.22