



Fiscal Year 2025/26
CFD Max Tax Report
(Actual Levy may be different)

Fiscal Year 2025/26 CFD Tax Administration Report

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CFD Max Tax Rates

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

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2014/15	Current FY 2025/26
Developed Parcels			
Residential Parcels	per Unit	\$54.00	\$75.62
Multifamily Residential Parcels	per Unit	\$44.00	\$61.62
Mixed-Use Residential Parcels	per Unit	\$44.00	\$61.62
Final Use Parcels			
Final Use Parcels	per Acre	\$810.00	\$1,1134.37
Undeveloped Parcels			
Undeveloped Parcels	per Acre	\$810.00	\$1,134.37

Del Paso Nuevo Landscaping CFD No. 2006-06

Land Use Category	Classification	Tax Basis	Maximum Tax Rates	
			Base Year FY 2007/08	Current FY 2025/26
Developed Residential Parcels	SFD	per Unit	\$100.00	\$202.58

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	FY25/26 Maximum Special Tax
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2020	\$0.0595
Mixed-Use Building	Mixed	per Building Sq Ft	2020	\$0.0595
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2023	\$0.0560
Mixed-Use Building	Mixed	per Building Sq Ft	2023	\$0.0560
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2024	\$0.0290
Mixed-Use Building	Mixed	per Building Sq Ft	2024	\$0.0290
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2025	\$0.0150
Mixed-Use Building	Mixed	per Building Sq Ft	2025	\$0.0150

Neighborhood Alley Maintenance CFD No. 2003-04

Land Use Category	Tax Zone	Tax Basis	Maximum Tax Rates	
			Base Year FY 2006/07	Current FY 2025/26
Developed Residential	A	per parcel	\$50.00	\$88.20

CFD Max Tax Rates

Neighborhood Park Maintenance CFD No. 2002-02

Land Use Category	Classification	Tax Basis	Maximum Tax Rates	
			Base Year FY 2002/03	Current FY 2025/26
Developed Parcels				
Single Family Residential Parcels	SFR	per Unit	\$48.00	\$86.02
Multi-Family Residential Parcels	Multi-Family	per Unit	\$28.00	\$50.16

North Natomas CFD No. 3

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 1998/99	Current FY 2025/26
Developed Parcels			
Detached Residential Unit	per Unit	\$52.00	\$105.33
Duplex/Condominium	per Unit	\$32.00	\$64.80
Other Residential/Non-Residential	per Acre	\$365.00	\$739.18
Sports Complex	per Acre	\$210.00	\$425.22
Large Lot Final Map Parcels			
Residential/Non-Residential/Sports Complex	per Acre	\$80.00	\$162.02
Other Uses			
Undeveloped Parcels	Exempt	Tax- Exempt	\$0.00

CFD Max Tax Rates

North Natomas Neighborhood Landscaping CFD No. 99-02

Taxing Category	FY 2025/26 Maximum Special Tax	
Tax Zone A		
Developed (Landscape Maintenance)	\$71.14	per Unit
Undeveloped	\$386.19	per Acre
Tax Zone B		
Developed (Landscape Maintenance)	\$91.47	per Unit
Tax Zone C		
Developed (Landscape Maintenance)	\$121.96	per Unit
Developed (Drainage Maintenance)	\$304.49	per Unit
Tax Zone D		
Developed (Landscape Maintenance)	\$136.81	per Unit
Developed (Drainage Maintenance)	\$78.18	per Unit
Tax Zone E		
Developed (Landscape Maintenance)	\$150.34	per Unit
Tax Zone F		
Developed (Landscape Maintenance)	\$37.58	per Unit
Tax Zone G		
Developed (Landscape Maintenance)	\$198.77	per Unit
Tax Zone H		
Developed (Landscape Maintenance)	\$96.01	per Unit
Tax Zone I		
Developed (Landscape Maintenance)	\$19.56	per Unit
Tax Zone J		
Developed (Landscape Maintenance)	\$130.35	per Unit
Tax Zone K		
Developed (Landscape Maintenance)	\$64.33	per Unit
Developed (Drainage Maintenance)	\$89.72	per Unit

CFD Max Tax Rates

North Natomas TMA CFD No. 99-01

Land Use Category	FY 2025/26 Maximum Special Tax	
<u>Formation and Annexation #1 (Tax Zone 1)</u>		
Developed Residential Parcels		
Detached Single Family Units	\$35.33	per Unit
Multi-Family Units and Condominiums	\$27.46	per Unit
Developed Non-Residential Parcels		
Office	\$0.11772	per Sq. Ft.
Commercial	\$0.19625	per Sq. Ft.
Industrial	\$0.05890	per Sq. Ft.
		per Net
Sports Complex	\$382.44	Acre
<u>Annexation #2 Greenbriar- (Tax Zone 2)</u>		
Developed Residential Parcels		
Detached Single Family Units	\$91.11	per Unit
Multi-Family Units and Condominiums	\$71.14	per Unit
<u>Panhandle Annexations- (Tax Zone 3)</u>		
Detached Single Family Units	\$141.23	per Unit

CFD Max Tax Rates

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

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2014/15	Current FY 2025/26
Developed Parcels			
Residential Parcels <800 Square Feet	per Unit	\$275.00	\$385.13
Residential Parcels btw. 800-1,199 Square Feet	per Unit	\$380.00	\$532.17
Residential Parcels > 1,200 Square Feet	per Unit	\$485.00	\$679.22
Multifamily Residential Uses	per Unit	\$275.00	\$385.13
Final Use Parcels			
Final Use Parcels	per Unit	\$200.00	\$280.09

Parkebridge Maintenance CFD No. 2014-07

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2015-16	Current FY 2025/26
Developed Parcels			
Single Family Residential	per Unit	\$476.00	\$644.07
Condominium	per Unit	\$476.00	\$644.07
Multi-Family Residential	per Unit	\$476.00	\$644.07
Mixed-Use Residential	per Unit	\$476.00	\$644.07
Final Use and Undeveloped Parcels			
	per Acre	\$2,790.00	\$3,775.10

CFD Max Tax Rates

Redding Avenue Landscaping CFD No. 2010-04

Land Use Category	Tax Basis	<u>Maximum Tax Rates</u>	
		Base Year	Current
		FY 2006/07	FY 2025/26
All Parcels	per Linear Foot	\$3.1042	\$4.7738

Sacramento Maintenance CFD No. 2014-04 – Railyards

Land Use Category	Land Use Code	Tax Basis	Railyards	
			<i>Annexation:</i>	<i>Formation</i>
			Maximum Tax Rates	
			Base Year	Current
			FY 2015/16	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$260.00	\$351.80
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.19	\$0.26
Other	Other	per Land sf	\$0.42	\$0.57
Land	Land	per Land sf	\$0.42	\$0.57

CFD Max Tax Rates

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

			Delta Shores Annexation: 1 Maximum Tax Rates	
		Tax	Base Year	Current
Land Use Category	Land Use Code	Basis	FY 2015/16	FY 2025/26
Developed Residential				
Low Density	Low	per Unit	\$413.94	\$560.09
Medium Density	Med	per Unit	\$325.18	\$439.99
High Density	High	per Unit	\$196.70	\$266.15
Mixed Use	Mixed	per Unit	\$197.59	\$267.36
Developed Non-Residential				
Mixed Use Town Center	Mixed Town	per Building sf	\$0.13	\$0.18
Village/Regional Center	Village	per Building sf	\$0.16	\$0.22
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

			Natomas Meadows		Natomas Meadows East	
			Annexation: 2		Annexation: 10	
			Maximum Tax Rates		Maximum Tax Rates	
			Base Year	Current	Base Year	Current
Land Use Category	Land Use Code	Tax Basis	FY 2016/17	FY 2025/26	FY 2020/21	FY 2025/26
Developed Residential						
Market Rate Unit	Market	per Unit	\$122.10	\$161.58	\$138.59	\$161.58
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
Developed Non-Residential	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

			Calistoga	
			Annexation:	3
			Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2016/17	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$435.22	\$575.94
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.11	\$0.15
Land	Land	per Land sf	\$0.11	\$0.15

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

			Shasta 10	
			Annexation:	4
			Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2017/18	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$310.00	\$399.35
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.06	\$0.08
Land	Land	per Land sf	\$0.06	\$0.08

CFD Max Tax Rates

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

			Crocker Village Annexation: 5 Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2017/18	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$378.98	\$488.21
Multi-Family Unit	Multi-Family	per Unit	\$207.45	\$267.24
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.00	\$0.00
Land	Land	per Land sf	\$0.11	\$0.14

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

			Church Street Station Annexation: 6 Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$515.13	\$643.47
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.00	\$0.00
Land	Land	per Land sf	\$0.17	\$0.21

CFD Max Tax Rates

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

			Sutter Park	
			Annexation: 7	
			Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$433.00	\$540.88
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.08	\$0.10
Land	Land	per Land sf	\$0.08	\$0.10

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

			The Cove	
			Annexation: 9	
			Maximum Tax Rates	
Land Use Category	Land Use Code	Tax	Base Year	Current
		Basis	FY 2018/19	FY 2025/26
Developed Residential				
Market Rate Unit	Market	per Unit	\$483.56	\$604.03
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential	Non-Res	per Building sf	\$0.00	\$0.00
Other	Other	per Land sf	\$0.17	\$0.21
Land	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 2025/26
Developed Property				
Single Family Detached Property	per Unit	\$587.00	\$732.66	\$285.74
Single Family Attached Property	per Unit	\$587.00	\$732.66	\$285.74
Condominium Property	per Unit	\$587.00	\$732.66	\$285.74
Multi-Family Residential Property	per Unit	\$329.00	\$410.64	\$160.15
Non-Residential Property	per Sq. Ft.	\$0.41	\$0.51	\$0.20
Other Residential Property	per Acre	\$6,184.00	\$7,718.50	\$3,010.21
Final Map Property	per Acre	\$6,184.00	\$7,718.50	\$3,010.21
Undeveloped Property	per Acre	\$6,184.00	\$7,718.50	\$3,010.21

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 2025/26
Developed Property				
Single Family Detached Property	per Unit	\$270.34	\$299.51	\$299.51
Single Family Attached Property	per Unit	\$270.34	\$299.51	\$299.51
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	\$5,095.91	\$5,095.91
Final Map Property	per Acre	\$4,599.56	\$5,095.91	\$5,095.91
Undeveloped Property	per Acre	\$4,599.56	\$5,095.91	\$5,095.91

CFD Max Tax Rates

Sacramento Services CFD No. 2018-05 Panhandle Annexations - (Tax Zone #4)

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2022/23	Curent FY 2025/26
Developed Property			
Single Family Detached Property	per Unit	\$589.60	\$628.10
Single Family Attached Property	per Unit	\$0.00	\$0.00
Condominium Property	per Unit	\$0.00	\$0.00
Multi-Family Residential Property	per Unit	\$0.00	\$0.00
Non-Residential Property	per Sq. Ft.	\$0.00	\$0.00
Other Residential Property	per Acre	\$0.00	\$0.00
Final Map Property	per Acre	\$0.00	\$0.00
Undeveloped Property	per Acre	\$0.00	\$0.00

Sacramento Services CFD No. 2018-05 Annexation #4 – Jessie Ave (Tax Zone #5)

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2022/23	Curent FY 2025/26
Developed Property			
Single Family Detached Property	per Unit	\$779.31	\$830.20
Single Family Attached Property	per Unit	\$0.00	\$0.00
Condominium Property	per Unit	\$0.00	\$0.00
Multi-Family Residential Property	per Unit	\$0.00	\$0.00
Non-Residential Property	per Sq. Ft.	\$0.00	\$0.00
Other Residential Property	per Acre	\$0.00	\$0.00
Final Map Property	per Acre	\$0.00	\$0.00
Undeveloped Property	per Acre	\$0.00	\$0.00

CFD Max Tax Rates

Township 9 CFD No. 2012-06

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2012/13	Current FY 2025/26
Developed Parcels			
Single-Family Residential	per Unit	\$543.00	\$793.95
Multi-Family Residential	per Unit	\$272.00	\$397.71
Non-Residential	per Bldg. Sq. Ft.	\$0.27	\$0.39
CP Property	Total	\$10,654.00	\$15,577.89
Final Mapped Property			
Final Mapped Property	per Acre	\$55,106.00	\$80,573.97
Large Lot Parcels			
Large Lot Parcels	per Acre	\$55,106.00	\$80,573.97

Willowcreek Landscaping CFD No. 98-04

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 1999/00	Current FY 2025/26
Developed Parcels			
Developed Residential Parcels	per Unit	\$75.00	\$147.17