



Fiscal Year 2026/27
CFD Max Tax Report
(Actual Levy may be different)

Fiscal Year 2026/27 CFD Tax Administration Report

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
CFD Tax Rates.....	2
Curtis Park Village CFD No. 2013-03 (Services)	2
Del Paso Nuevo Landscaping CFD No. 2006-06	2
Natomas Crossing CFD No. 2013-01 (Youth Services)	3
Neighborhood Alley Maintenance CFD No. 2003-04	3
Neighborhood Park Maintenance CFD No. 2002-02	4
North Natomas CFD No. 3	4
North Natomas Neighborhood Landscaping CFD No. 99-02.....	5
North Natomas TMA CFD No. 99-01.....	6
Northwest Land Park CFD No. 2013-02 (Services)	7
Parkebridge Maintenance CFD No. 2014-07	7
Redding Avenue Landscaping CFD No. 2010-04	8
Sacramento Maintenance CFD No. 2014-04 – Railyards.....	8
Sacramento Maintenance CFD No. 2014-04 Annexation #1 – Delta Shores.....	9
Sacramento Maintenance CFD No. 2014-04 Annexations #2 – Natomas Meadows and Annexation #10 – Natomas Meadows East.....	9
Sacramento Maintenance CFD No. 2014-04 Annexation #3 -- Calistoga	10
Sacramento Maintenance CFD No. 2014-04 Annexation #4 – Shasta 10	10
Sacramento Maintenance CFD No. 2014-04 Annexation #5 – Crocker Village	11
Sacramento Maintenance CFD No. 2014-04 Annexation #6 – Church Street Station	11
Sacramento Maintenance CFD No. 2014-04 Annexation #7 – Sutter Park	12
Sacramento Maintenance CFD No. 2014-04 Annexation #9 – The Cove.....	12
Sacramento Services CFD No. 2018-05 – Tax Zone #1 Northlake	13
Sacramento Services CFD No. 2018-05 Annexation #2 – Delta Shores South (Tax Zone #3).....	13
Sacramento Services CFD No. 2018-05 Panhandle Annexations - (Tax Zone #4)	14
Sacramento Services CFD No. 2018-05 Annexation #4 – Jessie Ave (Tax Zone #5)	14
Township 9 CFD No. 2012-06	15
Willowcreek Landscaping CFD No. 98-04	15

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 2026/27
Developed Parcels			
Residential Parcels	per Unit	\$54.00	\$77.27
Multifamily Residential Parcels	per Unit	\$44.00	\$62.96
Mixed-Use Residential Parcels	per Unit	\$44.00	\$62.96
Final Use Parcels			
Final Use Parcels	per Acre	\$810.00	\$1,159.07
Undeveloped Parcels			
Undeveloped Parcels	per Acre	\$810.00	\$1,159.07

Del Paso Nuevo Landscaping CFD No. 2006-06

Land Use Category	Classification	Tax Basis	Maximum Tax Rates	
			Base Year FY 2007/08	Current FY 2026/27
Developed Residential Parcels	SFD	per Unit	\$100.00	\$210.68

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	FY 2026/27 Maximum Special Tax
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2020	\$0.0607
Mixed-Use Building	Mixed	per Building Sq Ft	2020	\$0.0607
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2023	\$0.0571
Mixed-Use Building	Mixed	per Building Sq Ft	2023	\$0.0571
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2024	\$0.0570
Mixed-Use Building	Mixed	per Building Sq Ft	2024	\$0.0570
Developed				
Nonresidential Building	Non-Res	per Building Sq Ft	2025	\$0.0290
Mixed-Use Building	Mixed	per Building Sq Ft	2025	\$0.0290

Neighborhood Alley Maintenance CFD No. 2003-04

Land Use Category	Tax Zone	Tax Basis	Maximum Tax Rates	
			Base Year FY 2006/07	Current FY 2026/27
Developed Residential	A	per parcel	\$50.00	\$90.12

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 2026/27
Developed Parcels				
Single Family Residential Parcels	SFR	per Unit	\$48.00	\$87.91
Multi-Family Residential Parcels	Multi-Family	per Unit	\$28.00	\$51.27

North Natomas CFD No. 3

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 1998/99	Current FY 2026/27
Developed Parcels			
Detached Residential Unit	per Unit	\$52.00	\$107.62
Duplex/Condominium	per Unit	\$32.00	\$66.21
Other Residential/Non-Residential	per Acre	\$365.00	\$755.28
Sports Complex	per Acre	\$210.00	\$434.48
Large Lot Final Map Parcels			
Residential/Non-Residential/Sports Complex	per Acre	\$80.00	\$165.55
Other Uses			
Undeveloped Parcels	Exempt	Tax- Exempt	\$0.00

CFD Max Tax Rates

North Natomas Neighborhood Landscaping CFD No. 99-02

Taxing Category	FY 2026/27 Maximum Special Tax	
Tax Zone A		
Developed (Landscape Maintenance)	\$72.69	per Unit
Undeveloped	\$394.60	per Acre
Tax Zone B		
Developed (Landscape Maintenance)	\$93.46	per Unit
Tax Zone C		
Developed (Landscape Maintenance)	\$124.61	per Unit
Developed (Drainage Maintenance)	\$311.53	per Unit
Tax Zone D		
Developed (Landscape Maintenance)	\$139.79	per Unit
Developed (Drainage Maintenance)	\$79.88	per Unit
Tax Zone E		
Developed (Landscape Maintenance)	\$153.61	per Unit
Tax Zone F		
Developed (Landscape Maintenance)	\$38.40	per Unit
Tax Zone G		
Developed (Landscape Maintenance)	\$203.10	per Unit
Tax Zone H		
Developed (Landscape Maintenance)	\$98.10	per Unit
Tax Zone I		
Developed (Landscape Maintenance)	\$19.98	per Unit
Tax Zone J		
Developed (Landscape Maintenance)	\$133.19	per Unit
Tax Zone K		
Developed (Landscape Maintenance)	\$65.73	per Unit
Developed (Drainage Maintenance)	\$91.68	per Unit

CFD Max Tax Rates

North Natomas TMA CFD No. 99-01

Land Use Category	FY 2026/27 Maximum Special Tax	
<u>Formation and Annexation #1 (Tax Zone 1)</u>		
Developed Residential Parcels		
Detached Single Family Units	\$36.10	per Unit
Multi-Family Units and Condominiums	\$28.06	per Unit
Developed Non-Residential Parcels		
Office	\$0.12029	per Sq. Ft.
Commercial	\$0.20052	per Sq. Ft.
Industrial	\$0.06018	per Sq. Ft.
		per Net
Sports Complex	\$400.99	Acre
<u>Annexation #2 Greenbriar- (Tax Zone 2)</u>		
Developed Residential Parcels		
Detached Single Family Units	\$93.10	per Unit
Multi-Family Units and Condominiums	\$72.69	per Unit
<u>Panhandle Annexations- (Tax Zone 3)</u>		
Detached Single Family Units	\$144.30	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 2026/27
Developed Parcels			
Residential Parcels <800 Square Feet	per Unit	\$275.00	\$393.51
Residential Parcels btw. 800-1,199 Square Feet	per Unit	\$380.00	\$543.76
Residential Parcels > 1,200 Square Feet	per Unit	\$485.00	\$694.01
Multifamily Residential Uses	per Unit	\$275.00	\$393.51
Final Use Parcels			
Final Use Parcels	per Unit	\$200.00	\$286.19

Parkebridge Maintenance CFD No. 2014-07

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 2015-16	Current FY 2026/27
Developed Parcels			
Single Family Residential	per Unit	\$476.00	\$658.57
Condominium	per Unit	\$476.00	\$658.57
Multi-Family Residential	per Unit	\$476.00	\$658.57
Mixed-Use Residential	per Unit	\$476.00	\$658.57
Final Use and Undeveloped Parcels	per Acre	\$2,790.00	\$3,860.11

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 2026/27
All Parcels	per Linear Foot	\$3.1042	\$4.9291

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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$260.00	\$359.72
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	\$0.58
Land	Land	per Land sf	\$0.42	\$0.58

CFD Max Tax Rates

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

		Delta Shores Annexation: 1 Maximum Tax Rates		
Land Use Category	Land Use Code	Tax Basis	Base Year	Current
			FY 2015/16	FY 2026/27
Developed Residential				
Low Density	Low	per Unit	\$413.94	\$572.70
Medium Density	Med	per Unit	\$325.18	\$449.90
High Density	High	per Unit	\$196.70	\$272.14
Mixed Use	Mixed	per Unit	\$197.59	\$273.38
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 2026/27	FY 2020/21	FY 2026/27
Developed Residential						
Market Rate Unit	Market	per Unit	\$122.10	\$165.22	\$138.59	\$165.22
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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$435.22	\$588.91
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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$310.00	\$408.34
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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$378.98	\$499.20
Multi-Family Unit	Multi-Family	per Unit	\$207.45	\$273.26
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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$515.13	\$657.96
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	\$0.22

CFD Max Tax Rates

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

			Sutter Park	
			Annexation: 7	
			Maximum Tax Rates	
		Tax	Base Year	Current
Land Use Category	Land Use Code	Basis	FY 2018/19	FY 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$433.00	\$553.06
Multi-Family Unit	Multi-Family	per Unit	\$0.00	\$0.00
Affordable Unit	Affordable	per Unit	\$0.00	\$0.00
Developed Non-Residential		per Building		
	Non-Res	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 2026/27
Developed Residential				
Market Rate Unit	Market	per Unit	\$483.56	\$617.63
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	\$0.22
Land	Land	per Land sf	\$0.17	\$0.22

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 2026/27
Developed Property				
Single Family Detached Property	per Unit	\$587.00	\$732.66	\$291.96
Single Family Attached Property	per Unit	\$587.00	\$732.66	\$291.96
Condominium Property	per Unit	\$587.00	\$732.66	\$291.96
Multi-Family Residential Property	per Unit	\$329.00	\$410.64	\$163.64
Non-Residential Property	per Sq. Ft.	\$0.41	\$0.51	\$0.20
Other Residential Property	per Acre	\$6,184.00	\$7,718.50	\$3,075.77
Final Map Property	per Acre	\$6,184.00	\$7,718.50	\$3,075.77
Undeveloped Property	per Acre	\$6,184.00	\$7,718.50	\$3,075.77

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 2026/27
Developed Property				
Single Family Detached Property	per Unit	\$270.34	\$299.51	\$306.04
Single Family Attached Property	per Unit	\$270.34	\$299.51	\$306.04
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	\$5,206.89
Final Map Property	per Acre	\$4,599.56	\$5,095.91	\$5,206.89
Undeveloped Property	per Acre	\$4,599.56	\$5,095.91	\$5,206.89

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	Current FY 2026/27
Developed Property			
Single Family Detached Property	per Unit	\$589.60	\$641.78
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	Current FY 2026/27
Developed Property			
Single Family Detached Property	per Unit	\$779.31	\$848.28
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 2026/27
Developed Parcels			
Single-Family Residential	per Unit	\$543.00	\$818.06
Multi-Family Residential	per Unit	\$272.00	\$409.78
Non-Residential	per Bldg. Sq. Ft.	\$0.27	\$0.41
CP Property	Total	\$10,654.00	\$16,050.91
Final Mapped Property			
Final Mapped Property	per Acre	\$55,106.00	\$83,020.59
Large Lot Parcels			
Large Lot Parcels	per Acre	\$55,106.00	\$83,020.59

Willowcreek Landscaping CFD No. 98-04

Land Use Category	Tax Basis	Maximum Tax Rates	
		Base Year FY 1999/00	Current FY 2026/27
Developed Parcels			
Developed Residential Parcels	per Unit	\$75.00	\$150.38