



CITY OF AMERICAN CANYON

FINAL ENGINEER'S REPORT FISCAL YEAR 2025-26 NAPA COUNTY, CALIFORNIA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

July 2025

PREPARED BY
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CERTIFICATIONS

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STATEMENT OF ASSESSMENT ENGINEER'S

Statement of Assessment Engineer

AGENCY: THE CITY OF AMERICAN CANYON

PROJECT: CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

TO: THE CITY COUNCIL OF THE

CITY OF AMERICAN CANYON

STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025-26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the American Canyon Landscape and Lighting Assessment District of the City of American Canyon to provide landscaping services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025-26.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of American Canyon's Resolution being adopted by the City Council for:

CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PARTI

<u>Description of Improvements:</u> This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the District Engineer.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2025-26.



PART III

<u>Method of Apportionment of the Assessments:</u> This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation, in 2001. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Assessment Diagrams for the District Appendix B – Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this 7th day of July, 2025





Alison Bouley, P.E., Assessment Engineer

R.C.E. No. C61383 Engineer of Work



PART I – PLANS AND SPECIFICATION

Plans and Specifications

PURPOSE

The purpose of this report is to set forth findings and the engineering analysis for the American Canyon Landscaping & Lighting District, City of American Canyon (City), for the subject year as directed by the City Council of the City of American Canyon (City Council), pursuant to Section 22620 of the Streets & Highways Code (Landscaping & Lighting Act of 1972) and Articles XIII C and D of the California State Constitution (Proposition 218).

BACKGROUND

The American Canyon Landscaping & Lighting Assessment District (Assessment District) was formed in January 2001 to provide a dedicated source of funds to cover the costs associated with the operation and maintenance of landscaping and lighting improvements which provide a special benefit to the parcels within the La Vigne Subdivision (Zone 1). Both Proposition 218 and the Landscape and Lighting Act of 1972 require that the Engineer's Report approved at the time of formation for the District establish a method of assessment, a maximum assessment amount, and any escalation factors that will be used to allow the annual assessments to keep pace with inflation. In order to take inflation into account, the 2001 formation proceedings allowed assessments to be escalated in accordance with the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics. Maximum Assessments may be increased annually by the approved inflation factor without the need to provide notices and assessment ballots to property owners within the Assessment District. However, if the City proposes increasing maximum assessments in an amount above the approved inflation factor, it must conduct an assessment balloting process in accordance with Proposition 218.

Once an Assessment District is created, it is possible to annex new zones or areas into existing zones as new subdivisions are developed and new facilities require maintenance. Since 2001, the Vintage Ranch Subdivision (Zone 2) and the Napa Junction Mixed Use Development (Zone 3) have been annexed into the Assessment District. In July of 2020, the Villages at Vintage Ranch, a 159 unit apartment complex was annexed into Zone 2. The same CPI escalator provision was also approved for these projects at the time they were annexed to the Assessment District.

The Landscaping & Lighting Act of 1972 requires that an Engineer's Report be prepared and adopted by the City Council each year in order to levy and collect assessments in any following fiscal year. The City Council has appointed Harris & Associates as the Engineer of Work and directed the preparation and filing of this Annual Engineer's Report.

This Engineer's Report outlines the facilities to be maintained, the budgets proposed for this maintenance, and the assessments necessary to support these budgets. This Engineer's Report documents any land use changes in the zones (i.e., new subdivisions) and any proposed annexations. This Engineer's Report calculates the maximum allowable assessment for each zone based on the annual CPI escalator percentage (2.76% for 2025) and provides clear confirmation that the proposed assessments do not exceed the approved maximum including adjustments for inflation for each zone.



The table below summarizes the maximum annual assessments allowed in Zones 1, 2 and 3, including the CPI increases, and compares the prior year assessments to the assessments proposed to be levied and collected in Fiscal Year (FY) 2025-26. As shown, the proposed assessment within each Zone is less than the Maximum Assessment allowed, thus Proposition 218 balloting is not required in any zone.

Zone	FY 2024-25 Maximum Assessment	Allowable CPI ⁽²⁾ Increase	FY 2025-26 Maximum Assessment	Preliminary FY 2025-26 Annual Assessment	Final FY 2025-26 Annual Assessment
Zone 1	\$707.51	\$19.55	\$727.06	\$459.78	\$459.78
Zone 2	\$1,084.51	\$29.96	\$1,114.47	\$358.82	\$358.82
Zone 3 - ESD	\$396.62	\$10.96	\$407.58	\$225.22	\$225.22
Zone 3 - Acre	\$2,392.50	\$66.10	\$2,458.60	\$1,109.00	\$1,109.00

Notes:

- 1 Refer to "FY 2024-25 Annual Engineer's Report" for details on FY 2024-25.
- 2 United States Department of Labor, Bureau of Statistics, All Urban Consumers CPI (San Francisco Area), Annual average 2024 to 2025 = 2.76272 % (348.417/339.050 = 1.027627194).

The total proposed Assessments for FY 2025-26 for all three Zones is \$702,627. Expenses include \$1,473,488, with \$202,806 contributed to operating reserves and \$568,055 taken from capital reserves. The General Fund will also contribute a total of \$32,300 to account for a portion of the general benefit conferred for use in the District parks, to parcels and/or individuals not within the District boundaries but within a one-half mile radius of the parks. This is based on the service radius of neighborhood parks as defined in the City's Parks Master Plan.

FACILITIES ZONE 1 – LA VIGNE

Improvements Maintained

Zone 1 provides for the funding of the following improvements, illustrated on the Zone 1 Assessment Diagram found in Appendix A:

- 1. The maintenance and operation including repair, replacement, and servicing of street light standards, luminaries, wiring, and appurtenances necessary to provide street lighting within Zone 1.
- 2. The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, planting and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvements plans for A.P.N. 059-100-006 prepared by Carlson, Barbee & Gibson, Inc. dated June 1, 1999 or as specified in the City of American Canyon Public Works Department, Engineering Division Standard Details and Specifications. Specifically, this work



includes the following:

- Along the entire north side of Parcel A: landscaping and the public walkway adjacent to the creek running through La Vigne subdivision.
- Parcel B: landscape right-of-way area along east side of Flosden Road including the median area directly
 adjacent to parcel B; landscape and park area north of Parcel A and south of the north Via Bellagio entry
 including the entry monument and the median area in Via Bellagio and special amenities.
- Parcel C: landscape right-of-way area along east side of Flosden Road including the median area directly
 adjacent to Parcel C; landscaping and detention basin landscaping including entry monument and special
 amenities and the median area within Via Bellagio.
- Parcel D: landscape right-of-way area along east side of Flosden Road, including the median area directly
 adjacent to Parcel D; landscaping and sound wall west of Parcel J including entry monument and special
 amenities.
- Parcel E: landscape right-of-way area along east side of Flosden Road including the median area directly
 adjacent to Parcel E and right-of-way area along south side of American Canyon Road to Via Firenze;
 median landscape areas within Via Firenze at the intersection of American Canyon Road, landscaping and
 sound wall north and west of La Vigne Unit 1 including entry monuments and special amenities.
- Parcel F: landscape right-of-way area along south side of American Canyon Road to the wetlands restoration area, asphalt and DG trail, sound wall and landscape area north of Parcel F, entry monuments, and special amenities.
- Parcel G: Asphalt trail extending from Parcel F to southern subdivision boundary.
- Parcel H: Special amenities and landscape within park site, "Via Bellagio Park."
- Parcel K: Special amenities and landscape within park site, "Pelleria Park."
- Via Bellagio including the entire length of the landscape right-of-way area from back of curb to face of sidewalk including ancillary medians that intersect Via Bellagio from adjoining parcels and neighborhoods. Entry monuments are not included as they are noted in other parcel descriptions.

The assessments collected in the Zone may also fund any and all incidental expenses in connection there to, all as more particularly authorized pursuant to the Landscaping and Lighting Act.

Property Assessed

Zone 1 is built out and no new annexations are proposed for FY 2025-26. Zone 1 has 466.0 Equivalent Single-Family Dwelling (ESD) units, the same as last year.

Proposed Budgets

All Zone 1 improvements have been completed and accepted. The total proposed Zone 1 budget (Total Expenses) for FY 2025-26 is \$359,933. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to



maintain the facilities.

The proposed funding will be \$214,257 from FY 2025-26 assessments, and \$145,676 from available reserves.

A Capital Reserve and Replacement study was completed during the 2020-21 fiscal year to identify the increased services to be provided and to determine the annual costs to be assessed to the property owners for the eventual replacement of certain improvements. The Capital Reserve and Replacement study will also be used to project future assessments for the Zone, and funds will need to be accumulated to account for those additional costs. Funds were included in the FY 2023-24 budget for several capital improvement projects, including resurfacing the playground at Via Bellagio Park, irrigation controller upgrades and replacement of the playground bark. These projects have all been completed as of Fiscal Year 2024-25.

Proposed Assessments

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$459.78 per ESD. This represents an increase of 2.76% which is below the allowable maximum assessment. The new maximum annual assessment for Zone 1 is \$727.06 per ESD which includes the 2.76% annual CPI increase.

ZONE 2 – VINTAGE RANCH

Improvements Maintained

Zone 2 provides funding for the maintenance of landscaping, public walkways, creeks and their related improvements, creek trails, landscaping related to water quality basins and ponds, streetscapes, Class 1 bikeways, walls and fences, maintenance and electricity of street lighting, a portion of intersection traffic signals, and parks within Vintage Ranch. The Assessment Diagram in Appendix A illustrates the location of these improvements including:

- Silver Oak Park, "LOT A"
- Shenandoah Park, "LOT H"
- PG&E Linear Park, "LOT F"
- Environmentally sensitive areas located on Lots A, C, D, G & in setback areas and ponds ¹
- The Creek Trail System along the south side of the tract, north of parcel C
- Streetscapes within Vintage Ranch, including landscaped areas at the end of Farentino and the end of the Newhall right-of-way (at the dead end)
- The Class 1 Bikeway on Newell Drive
- Fence and Wall Maintenance
- Water Quality Basins 1, 2, 3 & 4
- Street Lighting
- 25% of the traffic signals at Flosden and American Canyon Road; Silver Oak and American Canyon Road, Newell and Silver Oak, and Donaldson and Highway 29

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.



Property Assessed

The FY 2025-26 assessments are proposed to be levied on 860.40 ESD units, which remain unchanged from the ESD units the previous year, as this zone is fully developed. Part III provides additional discussion and findings related to the benefits provided by the zone and the parcels that receive these benefits.

In Fiscal Year 2020-21, the Villages at Vintage Ranch, a 159-unit apartment complex on the northeast corner of American Canyon Road and Highway 29, was annexed into Zone 2 of the LLAD. This annexation increased the Zone ESD by 95.40, bringing the total Zone ESD to 860.40 beginning in 2020-21 as mentioned above.

Proposed Budgets

The total proposed Zone 2 budget (Total Expenses) for FY 2025-26 is \$828,055. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed funding will be \$308,729 from FY 2025-26 assessments, and \$519,326 from available reserves. This includes a \$32,300 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. Funds have been included in the FY 2025-26 budget for a capital improvement project to include a permanent restroom at Silver Oak Park.

The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive Areas.

Proposed Assessments

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$358.82. This represents an increase of 6.00% which is still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,114.47 per ESD which includes the 2.76% annual CPI increase.

ZONE 3 – NAPA JUNCTION MIXED USE PROJECT

Improvements Maintained

Zone 3 maintains landscaping, streetscape, bikeways, landscaping related to water basins, park areas, fencing, street lighting and traffic signals within the Napa Junction Mixed Use Project. The Assessment Diagram in Appendix A illustrates the location of these improvements specifically:

- Streetscapes
- Class 1 Bikeways
- Highway 29 Ditch (Water Quality Basin 1)
- Small Park (Water Quality Basin 3)
- Street Lighting
- 25% of the traffic signal at Eucalyptus and Highway 29
- Caltrans right-of-way maintenance along the westerly border of the zone adjacent to the Napa Junction Phase



I & II commercial development

- Improvements along the north and south sides of Napa Junction Road as part of the Napa Junction III development
- Multi-Use path/utility access road along the western property line of the Napa Junction III development
- Parcel 4 Open space and wetlands parcel

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Property Assessed

During the annexation proceedings for Zone 3, it was determined the benefits received from certain improvements would be more equitably spread by the acreage, or portion thereof, of each parcel while the benefits received from certain other improvements would be more equitably spread by Equivalent Single-Family Dwelling (ESD) units.

Zone 3 therefore has a two-part assessment formula that includes both ESD units and Acres. The Method of Apportionment of Assessment (Part C) includes a complete description of the methodology used to calculate assessments.

The FY 2025-26 assessments are proposed to be levied on 570.92 ESD units which is the same number of units from the previous year. The FY 2025-26 assessments are proposed to be levied on 46.04 acres which is also the same number of acres from the previous year. No annexations are proposed for FY 2025-26.

A mixed use (multi-family residential/commercial) development (commonly referred to as Napa Junction III), Assessor Parcel Number (APN) 059-020-001-000 was annexed into Zone 3 during the FY 2015-16 annual assessment process. It will be a phased development with street lighting and landscaping improvements to be serviced as a part of the overall Zone 3 budget. Because there were improvements in place to maintain during FY 2016-17, these new parcels were assessed at the same rate as those within Napa Junction I & II beginning in FY 2016-17.

Proposed Budgets

The total proposed Zone 3 expenses for FY 2025-26 are \$285,500. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$179,640 from FY 2025-26 assessments and \$105,860 from available reserves. No general fund contributions are proposed.

Proposed Assessments

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,109.00 per acre or portion thereof and \$225.22 per ESD. This represents an increase of 2.76%, which is below the allowable maximum assessment per ESD/Acre. The new maximum assessment is \$2,458.60 per acre or portion thereof and \$407.58 per ESD. The new maximum assessments include the allowed 2.76% CPI increase.



PART II – COST ESTIMATE

Cost Estimate

The attached sheets include the budgets for FY 2025-26 for all those costs associated with the operation and maintenance in Zones 1, 2, and 3 within the Assessment District. The budget format has been modified to more closely match the format of the City's Annual Budget. The total budget summary for FY 2025-26 for the Assessment District is as follows:

	As Preliminarily Filed with City	As Presented at Public Hearing
Zone 1 Budget	\$359,933	\$359,933
Zone 2 Budget	\$828,055	\$828,055
Zone 3 Budget	\$285,500	\$285,500
Operating Reserve Contributions	(\$202,806)	(\$202,806)
Capital Reserve Contributions	(\$568,055)	(\$568,055)
Balance to Assessment	\$702,627	\$702,627

The planned capital expenditures for each Zone for Fiscal Year 2025-26 are shown in the budget for each Zone and will be funded using the available Capital Reserve Funds for that Zone.

The budgets shown on the following pages for each Zone reflect the FY 2023-24 Actual Budgets, the FY 2024-25 Estimated Year End amounts and the Proposed Budgets for FY 2025-26. The Projected Budgets for FY 2026-27 are also shown and are based upon the Proposed Budgets for FY 2025-26 with a projected cost increase of 2% per year where applicable or as shown on the budget page. The year-to-date FY 2024-25 expenditures are available on the City's website or the City's Finance Division.

The budgets for each Zone also show the estimated fund balance (unrestricted, or Operating Reserve and restricted, or Capital Reserve) for the zone. Also shown for each Zone, is the Maximum Allowable Assessment based upon the annual change to the Consumer Price Index as approved at the time the Assessment District was formed, the recommended Assessments for FY 2025-26, and the level of assessment that would be required to fully fund the Assessment District if funds from the reserve fund(s) were not used/available to reduce the total amount which needed to be levied.



FY	2025	IGNE SUBDI 5-26 BUDGE								
		Actual 2023-24		Adjusted Budget 2024-25		stimated E 2024-25		Proposed Budget 2025-26		rojected Budget 2026-27
MAINTENANCE COSTS										
General Repairs & Maintenance (Code 261-85-430-42310)	\$	91,822	\$	297,000	\$	82,641	\$	277,500	\$	168,800
Annual Maintenance Contract	\$	-	\$	-	\$	-	\$	60,000	\$	61,200
Playground Equipment Replacement On-Site Inspection/Assessment of Facilities	\$	-	\$	-	\$	-	\$	-	\$	-
Playground Surface Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-
Tree Maintenance/Trimming Crown Reduction	Š	_	\$	_	Ś	_	\$	160,000	\$	50,000
Streetlight/Lamp Maintenance	\$	-	\$	_	\$	-	\$	5,000	\$	5,100
Open Space Fire Break	\$	-	\$	-	\$	-	\$	-	\$	-
DG Pathway Repairs	\$	-	\$	-	\$	=	\$	5,000	\$	5,000
Wood and Wire Fence Repairs	\$	-	\$	-	\$	-	\$	20,000	\$	20,000
Replacement Plantings	\$	-	\$	=	\$	-	\$	7,500	\$	7,500
Bark Replacement	\$	-	\$	-	\$	-	\$	-	\$	-
Irrigation Repairs	\$	-	\$		\$	-	\$	20,000	\$	20,000
Utilities - Electric (Code 261-85-430-43210)	\$	12,776	\$	17,000	\$	8,643	\$	14,000	\$	14,280
Utilities - Water (Code 261-85-430-43230)	\$	28,350	\$	35,200	\$	20,515	\$	43,200	\$_	44,064
SUBTOTAL MAINTENANCE COSTS	\$	132,948	\$	349,200	\$	111,799	\$	334,700	\$	227,144
CAPITAL PROJECT/REPAIRS COSTS Recycled Water Conversion-Infrastructure Prep. (Code 261-85-430-42310)	\$		\$		\$		\$		\$	
Via Bellagio Playground Resurface	\$	178,867	\$	-	\$		\$		\$	_
Playground Bark Replacement	\$	-	\$	_	\$	_	\$	_	\$	_
Irrigation Control Upgrades	\$	70,234	\$	_	\$	_	\$	_	Ś	_
Refresh Flosden Road South Landscaping	\$	-	\$	-	\$	-	\$	-	\$	-
SUBTOTAL CAPITAL PROJECT COSTS	\$	249,101	\$	-	\$	-	\$	-	\$	-
RESERVE CONTRIBUTIONS										
Capital Reserve Contribution (Code XFER TO RESERVE)	\$	132,519	\$	10,000	\$	10,000	\$	10,000	\$	10,000
SUBTOTAL RESERVE COSTS	\$	132,519	\$	10,000	\$	10,000	\$	10,000	\$	10,000
DISTRICT EXPENSES										
Engineering Contract Services (Code 261-85-430-42130 & 42190)	\$	4,936	\$	11,200	\$	1,984	\$	15,000	\$	15,000
Napa County Auditor Charges (Code 261-85-430-42290)	\$	233	\$	233	\$	233	\$	233	\$	233
SUBTOTAL DISTRICT EXPENSES		5,169	<u>\$</u>	11,433	\$_	2,217	\$	15,233	\$_	15,233
TOTAL EXPENSES	\$	519,737	\$	370,633	\$	124,016	\$	359,933	\$	252,377
Collections/(Credits) Applied to Levy	_	(CA 477)	_	(4.52.425)	_	04.404	,	(4.4E, C7.C)	,	(22.02.
Unrestricted/Operating Reserve Collection/(Transfer) Capital Improvement Fund Collection/(Transfer)	\$	(64,477) (249,101)	\$	(162,126)	\$	84,491	\$	(145,676)	\$	(33,834
General Fund Loan Repayment/(Advance)	\$	(245,101)	ڊ خ	-	\$	-	\$	-	ç	_
TOTAL ADJUSTMENTS	1 -	(242.570)	<u>,</u>	(450.405)	I —		-	(4.45.67.6)	Ž	/22.22
TOTAL ADJUSTMENTS	\$	(313,578)	\$	(162,126)	\$	84,491	\$	(145,676)	\$	(33,834
Balance to Levy (Budgeted)	\$	197,329	\$	208,507	\$	208,507	\$	214,257	\$	218,543
Applied Charge	\$	206,158	\$	208,507	\$	208,507	\$	214,257	\$	218,543
FUND BALANCE INFORMATION										
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$	366,073	\$	324,441	\$	324,441	\$	423,668	\$	293,82
Reserve Fund Adjustments	\$	(64,477)		(162,126)		84,491	\$	(145,676)		(33,83
Prior/Penalties/Public Damage	\$	-	\$	-	\$	-	\$	45.024	\$	45.00
Interest	\$	22,845	\$_	19,600	\$	14,736	\$	15,834	\$	15,83
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$	324,441	\$	181,915	\$	423,668	\$	293,827	\$	275,82
Est. Restricted/Capital Reserve Fund Balance 7/1	\$	191,994	\$	75,412	\$	75,412	\$	85,412	\$	95,41
Contributions	\$	132,519	\$	10,000	\$	10,000	\$	10,000	\$	10,000
Reserve Fund Adjustments	\$	(249,101)		-	S	-	\$	-	Š	
Projected Restricted/Capital Reserve Balance end of year 6/30	\$	75,412	\$	85,412	\$	85,412	\$	95,412	\$	105,412
Reserve Total	'	399,853	\$	267,327	\$	509,080	\$	389,239	\$	381,238
Transfer/(Contribution) from Unrestricted Operating Reserves		(64,477)		(162,126)		84,491	\$	(145,676)		(33,83
Transfer/(Contribution) from Contribution) from Capital Reserves	1 .	(249,101)	1 .	(102,120)	\$	-	\$	(143,070)	S	(33,63
BALANCE TO ASSESSMENT	_	206,158	\$	208,507	\$	208,507	\$	214,257	\$	218,54
Tabel Davis and a Manifestor Daba	_	210.040	_ ا	220 702	, ا	220 700	,	220.000	, ا	245.50
Total Revenue at Maximum Rate Variance above/(below) Maximum Revenue	\$	318,040 (111,882)	\$	329,700 (121,193)	\$	329,700 (121,193)	\$	338,808 (124,551)	\$	345,585 (127,042
Maximum Allowable Assessment	s	682.49	\$	707.51	\$	707.51	\$	727.06	\$	741.6
Assessment to Fully Fund Maintenance Costs and Reserve Contributions		865.14	\$	816.81	\$	287.59	\$	793.85	\$	563.0
	\$	442.40	\$	447.44	Ś	447.44	\$	459.78	Ś	468.9



			ΕT							
	:	Actual 2023-24		Adjusted Budget 2024-25		stimated 2024-25		Proposed Budget 2025-26		Projected Budget 2026-27
MAINTENANCE COSTS										
·	\$	195,668	\$	225,400		176,309	\$	258,300	\$	261,136
	\$	-	\$	-	\$	-	\$	165,000	\$	168,300
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	1,500	\$	-
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	22,700	\$	23,15
	\$	-	\$	-	\$	-	\$	15,000	\$	15,30
Service Portable Restrooms	\$	-	\$	-	\$	-	\$	6,300	\$	6,42
	\$	-	\$	-	\$	-	\$	20,000	\$	20,00
Irrigation Repairs	\$	-	\$	-	\$	-	\$	20,000	\$	20,00
	\$	-	\$	-	\$	-	\$	-	\$	-
Sidewalk Repair & Grinding	\$	-	\$	-	\$	-	\$	5,000	\$	5,10
Garbage Can Replacements	\$	-	\$	-	\$	-	\$	2,800	\$	2,85
Utilities - Electric (Code 262-85-430-43210)	\$	44,931	\$	32,000	\$	29,953	\$	40,500	\$	41,31
Utilities - Water (Code 262-85-430-43230)	\$	79,969	\$	60,000	\$	41,444	\$	92,000	\$	93,84
SUBTOTAL MAINTENANCE COSTS	\$	320,568	\$	317,400	\$	247,707	\$	390,800	\$	396,28
APITAL PROJECT/REPAIRS COSTS										
	\$	-	\$	-	\$	-	\$	-	\$	-
Shenandoah Drive Landscape Reno	\$	-	\$	-	\$	-	\$	-	\$	-
Silver Oak Park Restroom	\$	16,945	\$	-	\$	15,000	\$	418,055	\$	-
Shenandoah Park Landscape Reno	\$	-	\$	-	\$	-	\$	-	\$	-
Repair/Replace Picnic Tables-8ea. (Code 262-85-430-42310)	\$	-	\$	_	\$	-	\$	-	\$	-
Newell Dr. West Side ROW Renovation	\$	-	\$	-	\$	_	\$	-	\$	-
Irrigation Control Upgrades	\$	155,008	\$	_	\$	_	\$	_	\$	_
	\$,	\$	_	\$	_	\$	_	\$	_
·	\$	_	\$	_	\$	_	\$	_	\$	_
· - ·	\$	_	\$	_	\$	_	\$	_	\$	_
· · · · · · · · · · · · · · · · · · ·	\$	155,008	\$		Ś	15,000	\$	418,055	\$	
ESERVE CONTRIBUTIONS	Ť	200,000	Ť		Ť	25,000	Ť	120,000	Ť	
	\$	(30,473)	\$	(30,473)	\$	(30,473)	\$	(32,300)	\$	(32,30
	\$	6,256	\$	6,000	\$	6,000	\$	6,000	\$	6,00
	\$	25,000	\$	25,000	\$	25,000	\$	25,000	\$	25,00
	\$	783	\$	527	\$	527	\$	(1,300)	\$	(1,30
ISTRICT EXPENSES	Ť	703	Ť	327	Ť	32,	Ť	(1,500)	Ť	(1,50
	\$	7,962	\$	17,400	\$	3,819	\$	20,000	\$	20,00
	\$	383	\$	383	\$	383	\$	500	\$	50
	Ś	8,344	Ś	17,783	Ś	4,202	\$	20,500	\$	20,50
	<u>ې</u> \$	484,703	\$	335,710	<u>-</u>	267,436	\$ \$	828,055	s S	415,48
ollections/(Credits) Applied to Levy	٠	707,703	٠	333,710	٦	207,430	,	828,033	,	413,400
11 11 11	\$	(54,918)	\$	(44,448)	\$	38,827	\$	(101,271)	\$	(100,583
	\$	(155,008)	\$	(44,440)	\$	(15,000)	\$	(418,055)	\$	(100,50.
	\$	(133,000)	\$		\$	(13,000)	٥	(410,033)	٥	
	\$	(209,926)	\$	(44,448)	_	23,827	\$	(519,326)	\$	/100 50
TOTAL ADJOSTIVIENTS	Ş	(209,926)	Þ	(44,446)	۶	23,627	۶	(319,320)	۶	(100,58
Balance to Levy (Budgeted)	\$	275,093	\$	291,263	\$	291,263	\$	308,729	\$	314,90
Applied Charge	\$	274,777	\$	291,263	٥	291,263	\$	308,729	\$	314,90
	,	214,777	7	231,203	,	231,203	7	300,723	7	314,30
FUND BALANCE INFORMATION	ċ	270.046	ć	240.200	,	240.200	,	444.027	_	250.44
	\$	378,946	\$	340,390	\$		\$	414,027	\$	350,14
	\$	(54,918)		(44,448)		38,827	\$	(101,271)		(100,58
	\$	-	\$	-	\$	-	\$	-	\$	
	\$	16,362	\$	39,900	<u> </u>	33,121	<u>\$</u>	37,385	<u>\$</u>	37,38
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$	340,390	\$	335,843	\$	412,339	\$	350,141	\$	286,94
5 . D	_	552 502	_	500 457	,	500 457	٦	405 670	١	76.04
	\$	662,682	\$	508,457	\$	508,457	\$	495,673	\$	76,31
	\$	783	\$	25,000	\$	527	\$	(1,300)	\$	(1,30
	\$	(155,008)	\$		\$	(15,000)	\$	(418,055)	\$	
Projected Restricted/Capital Reserve Balance end of year 6/30	\$	508,457	\$	533,457	\$	493,984	\$	76,318	\$	75,01
Reserve Total	\$	848,847	\$	869,300	\$	906,323	\$	426,459	\$	361,96
Transfer/(Contribution) from Unrestricted Operating Reserves	Ś	(54,918)	\$	(44,448)	\$	38,827	\$	(101,271)	\$	(100,58
	\$	(155,008)		-	\$	(15,000)		(418,055)		-
BALANCE TO ASSESSMENT	\$	274,777	\$	291,263	\$	291,263	\$	308,729	\$	314,90
	\$	900,116	\$	933,114	ς.	933,114	\$	958,894	\$	978,07
Total Payanua at Maximum Pata		900.116	Þ	955,114	٦	333,114				
	\$	(625,339)	\$	(641,852)	\$	(641,852)	\$	(650,165)	\$	(663,16
Variance above/(below) Maximum Revenue	\$	(625,339)							١.	
Variance above/(below) Maximum Revenue Maximum Allowable Assessment		-	\$ \$	(641,852) 1,084.51 390.79		(641,852) 1,084.51 294.01	\$ \$ \$	(650,165) 1,114.47 475.01	\$ \$	(663,16 1,136.7 481.3



FY 2025-26		JINED USE PE	ROJ	ECT						
		Actual 2023-24		Adjusted Budget 2024-25		estimated E 2024-25		Proposed Budget 2025-26		Projected Budget 2026-27
MAINTENANCE COSTS										
General Repair & Maintenance (Code 263-85-430-42310)	\$	54,728	\$	99,300	\$	70,149	\$	109,000	\$	100,580
Annual Maintenance Contract	\$	-	\$	-	\$	-	\$	47,000	\$	47,940
Tree Replacement/Planting	\$	-	\$	-	\$	-	\$	10,000	\$	10,200
Irrigation Repairs	\$	-	\$	-	\$	-	\$	10,000	\$	10,200
CalTrans Traffic Signal Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-
Streetlight/Lamp Maintenance	\$	-	\$	-	\$	-	\$	7,000	\$	7,140
On-Site Inspection/Assessment of Facilities	\$	-	\$	-	\$	-	\$	-	\$	-
Service Portable Restrooms	\$	-	\$	-	\$	-	\$	-	\$	-
Sidewalk Repair	\$	-	\$	-	\$	-	\$	5,000	\$	5,100
NJ Split Rail Fence Repair	\$	-	\$	-	\$	-	\$	30,000	\$	20,000
Utilities - Electric (Code 263-85-430-43210)	\$	594	\$	900	\$	181	\$	1,600	\$	1,632
Utilities - Water (Code 263-85-430-43230)	\$	42,100	\$	6,900	\$	3,933	\$	11,300	\$	11,526
SUBTOTAL MAINTENANCE COSTS	\$	97,422	\$	107,100	\$	74,264	\$	121,900	\$	113,738
CAPITAL PROJECT/REPAIRS COSTS										
Play structure repair/replacement (Code 263-85-430-42310)	\$	-	\$	-	\$	-	\$	-	\$	
Seating wall repairs (Code 263-85-430-42310)	\$	-	\$	_	\$	_	\$	-	\$	_
NJ3 Split Rail Fence Repairs	\$	_	\$	_	\$	_	\$	_	\$	
Walmart Driveway Reno	\$	_	\$		\$	_	\$	_	\$	
Main Street Park Improvements	\$		\$	30,000	\$		\$	150,000	\$	_
Playground Resurface @ Main St. Park (Code 263-85-430-42310)	\$	-	\$	30,000	\$	-	\$	150,000	\$	-
		-		-		-		-		-
Irrigation Control Upgrades	\$	-	\$	-	\$	-	\$	-	\$	-
Water and Landscaping for Phase 3	\$	-	\$	-	\$	-	\$	-	\$	-
Basin modifications - All remaining Phases (Code 263-85-430-42310)	\$	-	\$	-	\$	-	\$	-	\$_	-
SUBTOTAL CAPITAL PROJECT COSTS	\$	-	\$	30,000	\$	-	\$	150,000	\$	-
RESERVE CONTRIBUTIONS										
Capital Reserve Contribution(Code XFER TO RESERVE)	\$	-	\$	-	\$	-	\$	-	\$	-
SUBTOTAL RESERVE COSTS	\$	-	\$		\$	-	\$	-	Ś	
DISTRICT EXPENSES	Ė		Ė		Ė				Ė	
Engineering Contract Services (Code 263-85-430-42130 & 42190)	\$	211	\$	4,000	\$	1,316	\$	9,000	\$	9,000
Other Professional Services (Code 263-85-430-42160)	\$	4,775	\$	4,000	\$		\$	4,500	\$	4,500
,										
Napa County Auditor Charges (Code 263-85-430-42290)	\$	50	\$	100	\$	100	\$	100	\$	100
SUBTOTAL DISTRICT EXPENSES	_	5,036	\$	8,100	\$		\$	13,600	\$	13,600
TOTAL EXPENSES	\$	102,458	\$	145,200	\$	76,996	\$	285,500	\$	127,338
Collections/(Credits) Applied to Levy										
Unrestricted/Operating Reserve Collection/(Transfer)	\$	63,095	\$	59,622	\$	97,826	\$	44,140	\$	55,895
Capital Improvement Fund Collection/(Transfer)	\$	-	\$	(30,000)	\$	-	\$	(150,000)	\$	-
General Fund Loan Repayment/(Advance)	\$	_	\$		\$	_	\$		\$	_
Other Revenues/(General Fund Contributions)	\$	_	\$	_	Ś	_	\$	-	\$	_
TOTAL ADJUSTMENTS	\$	63,095	\$	29,622	\$	97,826	\$	(105,860)	\$	55,895
TOTAL ADJUSTIMENTS	۶	65,095	?	23,022	٦	37,020	ې	(103,860)	Ş	33,633
Balance to Levy (Budgeted)	\$	165,553	s	174,822	\$	174,822	\$	179,640	\$	183,233
Data to Lot, (DataBoton)	*	200,000	ľ	27 1,022	ľ	27 1,022	_	275,010	•	200,200
Applied Charge	\$	165,553	\$	174,822	\$	174,822	\$	179,640	\$	183,233
FUND BALANCE INFORMATION										
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$	1,076,684	\$	1,154,487	\$	1,154,487	\$	142,750	\$	243,438
Reserve Fund Adjustments	\$	63,095	\$	59,622	\$	97,826	\$	44,140	\$	55,895
Transfer from/(to) Restricted Fund Balance	\$		\$		\$		\$		\$	
Prior/Penalities/Public Damage	\$	_	\$		\$		\$	_	\$	
Interest	Š	14,708	\$	60,000	\$	52,684	\$	56,548	\$	20,000
	1		_		_		_		_	
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$	1,154,487	\$	1,274,109	۶	1,304,997	\$	243,438	\$	319,334
Feb Booksisted/Conited Books of Supris 2 /4	_	200.000	,	200.000	,	200.000	٠	1 410 205	_	1 200 200
Est. Restricted/Capital Reserve Fund Balance 7/1	\$	268,080		268,080	\$	268,080	\$	1,419,282	\$	1,269,282
Contributions	\$	-	\$		\$	-	\$	-	\$	-
Reserve Fund Adjustments	\$	-	\$	(30,000)		-	\$	(150,000)	\$	-
Transfer from/(to) Unrestricted Fund Balance	\$	-	\$	-	\$	-	\$	-	\$_	-
Projected Restricted/Capital Reserve Balance end of year 6/30	\$	268,080	\$	238,080	\$	268,080	\$	1,269,282	\$	1,269,282
		1 422	,	1 513 100	,	1 572 677		1 513 735	_	1 500 515
Reserve Total	\$	1,422,567	>	1,512,189	>	1,573,077	\$	1,512,720	\$	1,588,615
	١.		١.		١.		١.		١.	
Transfer/(Contribution) from Unrestricted Operating Reserves		63,095	\$	59,622	\$	97,826	\$	44,140	\$	55,895
Transfer/(Contribution) from Capital Reserves	\$	-	\$	(30,000)	\$	-	\$	(150,000)	\$	-
BALANCE TO ASSESSMENT	\$	165,553	\$	174,822	\$	174,822	\$	179,640	\$	183,233
Total Revenue at Maximum Rate (ESD)	\$	218,428	\$	226,436	\$	226,436	\$	232,697	\$	237,351
Variance above/(below) Maximum Revenue (ESD)	\$	(104,527)	\$	(106,159)	\$	(106,159)	\$	(109,105)	\$	(111,287)
T-t-IP	1.						,		_	
Total Revenue at Maximum Rate (Acre)	\$	106,255	\$		\$	110,151	\$	113,194	\$	115,458
Variance above/(below) Maximum Revenue (Acre)	\$	(54,603)	\$	(55,606)	\$	(55,606)	\$	(57,146)	\$	(58,289)
PPD Productional Production Control Control		443.000	,	120 277	,	120 277	,	122 525	_	120.00
ESD Budget total (includes ratio of overhead costs)		113,901	\$	120,277	\$	120,277	\$	123,593	\$	126,064
Acreage Budget total (includes ratio of overhead costs)	\$	51,653	\$	54,544	\$	54,544	\$	56,048	\$	57,169
Fallman All Minnellan - CECO U-Na		E70.00		E70.00		E70.00		E70.03		E70.00
Estimated Number of ESD Units	1	570.92		570.92		570.92		570.92		570.92
Estimated assessable Acres		46.04		46.04		46.04		46.04		46.04
Maximum Allowable Assessment per ESD	\$	382.59	\$	396.62	\$	396.62	\$	407.58	\$	415.73
Assessment to Fully Fund Maintenance Costs and Res. Contr. per ESD		123.47	\$	174.98	\$	92.79	\$	344.05	\$	153.45
			\$		\$		\$		\$	
Actual/Proposed Assessment per ESD	\$	207.56	۶	219.18	۶	219.18	۶	225.22	۶	229.72
	1			2 202 57		2 202 55		2 450 55	_	2,507.77
Maximum Allawahla Assassment A	¢	2 207 00								
Maximum Allowable Assessment per Acre		2,307.89		2,392.50		2,392.50	\$	2,458.60	\$	
Maximum Allowable Assessment per Acre Assessment to Fully Fund Maintenance Costs and Res. Contr. per Acre Actual/Proposed Assessment per Acre		2,307.89 694.33 1,022.01	\$	983.98 1,079.22	\$	521.78 1,079.22	\$	1,934.75 1,109.00	\$	862.93 1,131.18

Engineer's Report Landscape and Lighting Assessment District City of American Canyon Fiscal Year 2025-26



The following definitions describe the costs and expenses included in the District Budget:

Maintenance Cost

General Repairs and Maintenance (Code-42310): This item includes the costs of materials, supplies and contract services for the repair and/or maintenance of district facilities and improvements including irrigation system repairs, maintenance of landscaping related to water quality basins and appurtenant facilities, repairs to play structures, concrete or asphalt pathways, decorative entry walls and other improvements as listed in this report within the District. This item also includes costs of incidental miscellaneous materials and supplies used by City staff for the maintenance and repair of Assessment District improvements.

<u>Electric (Code-43210)</u>: This item includes the costs to furnish electricity required for the operation and maintenance of the sprinklers and irrigation controllers, and streetlights.

Water (Code-43230): This item includes the costs to furnish irrigation water for the landscaping within the District.

Capital Repair/Maintenance Costs

Funds will be transferred annually from the restricted reserve fund balance within each zone as needed to fund the completion of the projects listed in the current year's budget for each of the zones. Any funds not expended will remain in the restricted reserve until needed for the completion of future capital projects or major maintenance activities. This will include the replacement/rehabilitation of the facilities shown in the capital reserve plan which is being developed for each zone.

District Expenses

<u>Engineering Contract Services (Code-42130)</u>: This item includes the costs for the preparation of the Annual Engineer's Report and Assessment Roll as required by law for the placement of the assessments on the property tax roll.

<u>Inspection/Contract Documents/LLAD Administration (Code-48115)</u>: This item includes the costs of all departments and staff and consultants of the City for providing the coordination of District services, contract management, inspections, annual bid management, responding to public concerns, public education, and procedural matters associated with the District.

<u>Napa County Auditor Charges (Code-42290)</u>: This item includes the cost charged by the County for the placement and collection of the assessments on the County Property Tax roll.

Engineer's Report Landscape and Lighting Assessment District City of American Canyon Fiscal Year 2025-26



Reserve Funds

<u>Un-Restricted/Operating Reserve Collection</u>: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Reserve Fund contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

<u>Repair/Replacement – Restricted/Capital Reserve</u>: This item includes funds for the repair/replacement of improvements or the installation of new improvements to further enhance the level and quality of service provided within the boundaries of the District. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs. This may include but is not limited to the repair/replacement of improvements at the end of their useful life, upgrading or enhancement of improvements within the District, repair of damaged equipment due to vandalism, storms, and other similar events where the costs cannot be covered by the annual assessment levy.

<u>General Fund Contribution for Parks</u>: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the district boundary.

Neighborhood Park Service Area: The City of American Canyon's Parks Master Plan establishes a standard service radius of one-half mile for neighborhood parks. This means any parcels located within a half-mile radius of a neighborhood park could potentially receive benefit from that park because all residents can access and use the park amenities.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. Those parks confer a special benefit to the parcels within the Neighborhood Park Service Area, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a one-half mile radius of the parks, as well as the general benefit portion. A portion of this contribution is also from rental revenue received from individuals renting the park for personal activities.



PART III – METHOD OF APPORTIONMENT

Method of Apportionment

Initial apportionment information relating to all zones and made a part of this report by reference here, can be found in the City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Engineer's Report, Establishment of District and Assessments for FY 2001-02, Part D, City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Method of Assessment. The following is a brief description of the manner the annual assessment has been apportioned to each parcel in Zones 1, 2 and 3 within the Assessment District consistent with the approved method.

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance, rehabilitation, and servicing of streetlights, traffic signals, parks and landscaping.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Prop. 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Prop. 218 provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits.

SPECIAL BENEFIT ANALYSIS

The Assessment District provides for the maintenance and repair of public parks and landscaping, landscaping related to water quality basins, environmentally sensitive areas, trails, bikeways, streetlights, and traffic signals. As determined at the time of formation, when these facilities are well maintained and in good working order, they provide benefits that are unique and special to the property within the district including:



- Satisfaction of project design and mitigation requirements included within the CEQA documents for the
 development included in each zone. Satisfying these requirements uniquely benefits the property in the zone
 because it allows the various land uses being developed.
- Satisfaction of Conditions of Approval for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.
- Provision of public safety benefits resulting from well-lit streets. Street lighting uniquely benefits the property within the zones that are adjacent to the lighting provided.
- Provision of public safety benefits resulting from functioning traffic signals. Traffic signals benefit property
 within the zone by providing for safe ingress and egress from the property. Traffic signals also provide general
 benefits to all motorists that are able to travel safely on the roadway system. Twenty-five percent of the traffic
 signal maintenance costs are allocated to the benefiting zones reflecting the approximate amount of trips
 associated with development in the zones.
- Provision of public safety benefits resulting from the maintenance of water quality detention basins. The water
 quality detention basins are part of the storm water management system which allows for adequate drainage
 and prevents flooding and destruction of landscape amenities within the zones. Adequate drainage and
 protection from flooding is a unique and special benefit to the properties within the zones.
- Provision of public recreation benefits resulting from the parks and open spaces. The parks and open spaces
 within each zone are designed as local features that are integrated within the development and easily accessible
 to neighboring properties. These features are part of the overall park system, which also includes community
 facilities, which provide more regionally appropriate facilities (ball fields etc.). The local parks and open spaces
 uniquely benefit the property within each zone because they have been designed to be accessible and useful for
 the developed property in each zone.
- Provision of aesthetic benefits resulting from parks, open space, and other landscaping features. The parks, open space and landscaping features are internal or directly adjacent to the properties in the zone, hence the aesthetic benefits provided from well-maintained landscaping features are experienced by the properties in the zone.
- Provision of public safety benefits resulting from the maintenance of parks and open spaces. Unmaintained
 parks and open spaces can attract litter, vectors and other undesirable features that create health and safety
 problems for adjoining properties. Adequate maintenance uniquely benefits the property in each zone because
 these potentially adverse effects do not occur.

Engineer's Report Landscape and Lighting Assessment District City of American Canyon Fiscal Year 2025-26



GENERAL BENFIT ANALYSIS

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement for the development of the zones and are designed for the benefit of properties within the zones. As mentioned above, the City contributes funds from the general fund to account for park usage by residents living outside the zones. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks. The City also makes contributions to landscaping improvements, upgrades, and replacements, acknowledging that there is some general benefit from the landscaping conferred to all residents of the City.

METHOD OF APPORTIONMENT

ZONES 1 AND 2 METHOD OF ASSESSMENT

The method of apportionment (spread) equates all parcels in Zones 1 and 2 to an Equivalent Single-Family Dwelling (ESD) unit, or portion thereof. The following ESD units were established for the American Canyon Landscaping and Lighting Assessment District, at its formation, and reflect the relative benefit accruing to parcels of land, in various stages of development, from the landscape and lighting facilities:

- 1. Vacant parcel in undeveloped area; 1/10 unit per parcel
- 2. Vacant parcel in developed area; 1/2 unit per parcel
- 3. Single dwelling parcel; 1 per unit
- 4. Multi-Family dwelling; 0.60 per unit

Vacant parcels in undeveloped areas experience the benefits provided from satisfying approval conditions but not the full benefits experienced when the facilities maintained by the zone are operational hence, they are assigned 1/10 of an ESD unit. Vacant parcels in developed areas experience the benefits provided from satisfying approval conditions and the public safety benefits associated with sound drainage systems. These parcels also experience some fraction of the benefits associated with safe lighting and ingress and egress but not at the same level as a fully developed parcel, hence they are assigned 1/2 of an ESD unit. Fully developed parcels experience all benefits provided by the zone. Because the land uses on both Zone 1 and 2 are relatively uniform single-family dwelling units, benefits are experienced equally. This relative equality of benefits results in an assessment methodology that spreads costs equally at full build out.

ESD units for each zone are determined annually based on the development pattern. Each zone's operation and maintenance expenses for the upcoming fiscal year is then divided by the total number of ESD units in order to calculate the annual cost per ESD unit (assessment rate) for the upcoming fiscal year. The annual assessment for each parcel is calculated by multiplying the annual cost per ESD unit (assessment rate) by the total number ESD units on the parcel in the upcoming fiscal year.



The method of apportionment for Zones 1 and 2 can be expressed mathematically as:

Cost per ESD Unit (Rate) = Fiscal Year Budget for Zone / Total Number of ESD Units in Zone Assessment per Parcel = Cost per ESD Unit (Rate) x No. of ESD Units on Parcel

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zones 1 and 2 include publicly owned property which is utilized for parks, creeks, open spaces, public right-of-way, and easements. These properties serve to provide landscape, open space, drainage, and recreational benefits to the adjoining residential property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

Likewise, school sites, which provide for open space and recreational opportunities, enhance the special benefits received by residential property. In addition, school locations are required by the approval documents for the development and therefore help provide the special benefits associated with compliance with project CEQA documents and conditions of approval. Therefore, because these properties provide benefits rather than receive benefits, they are also not assessed.

Civic properties including public safety facilities and utility facilities which were constructed as a condition of approval for the residential development serve to support the special benefits received by residential properties. Because these properties support the provision of special benefits rather than receiving special benefits, they are also not assessed.

ZONE 3 METHOD OF ASSESSMENT

Unlike Zones 1 and 2, Zone 3 contains a mix of residential, commercial, industrial, and retail land uses. In order to apportion costs proportional to benefit, the method of apportionment (spread) for Zone 3 utilizes both an ESD unit component and an acreage component.

The benefits provided by the Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are apportioned by acreage because the size of the property provides a reasonable measure of the number trips (vehicular and bicycle), length of fencing and runoff detained. Therefore, the cost of operating and maintaining these facilities is apportioned to the benefiting property based on its acreage.

The benefits provided by the streetscape, large and small parks are apportioned by ESD unit, as is done in the other two zones. These items provide benefit to and are accessible to resident families and employees of local businesses to enjoy during lunch breaks or after work hours. Non-residential land uses are converted to residential land uses, using square-footage in order to maintain equality between the average size residential unit in the zone and the non-residential units.

The following benefit units were established for the American Canyon Landscaping and Lighting Assessment Zone 3 (Napa Junction) at the time it was annexed to the Assessment District and these reflect the relative benefit accruing the various parcels of land within the zone:



Land Use Description	Total ESD's
SingleFamily Dwelling (SFD)	1/Unit
Condominium	1/Unit
Multiple Family Residential	1/Unit
Mobile Home	1/Unit
Commercial	1/1,500 sf floor space*
Commercial with Dwelling Unit -	1/1,500 sf floor space +
Includes Hotel	1/Unit
All Land Use Types	Acres

ESD units for Zone 3 are determined annually based on the development pattern. The operational and maintenance expenses for the upcoming fiscal year for the streetscape, large park and small park facilities are then divided by the total number of ESD units in order to calculate the annual cost per ESD unit for the upcoming fiscal year.

Acreage units within Zone 3 are also determined annually based on development. The operational and maintenance expenses for the upcoming fiscal year for Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are then divided by the total acreage units in order to calculate the annual cost per acreage unit for the upcoming fiscal year. The annual assessment for each parcel is calculated by:

- 1. Multiplying the number of ESD units on the parcel by the annual cost per ESD unit to arrive at the ESD assessment for the parcel
- 2. Multiplying the acreage of the parcel by the annual cost per acreage unit to arrive at the acreage assessment; and
- 3. Adding the ESD assessment to the acreage assessment to arrive at the total assessment for the parcel.

The allocation formula for Zone 3 can be expressed mathematically as:

Cost per ESD Unit = Fiscal Year Budget for ESD Unit Items in Zone / Total ESD Units in Zone

Cost per Acre = Fiscal Year Budget for Acreage Items in Zone / Total Acreage in Zone

Assessment per Parcel = (Cost per ESD x No. of ESD Units on Parcel) + (Cost per Acre x No. of Acres on Parcel)

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zone 3 includes publicly owned property which is utilized for parks, creeks, open spaces, public rights-of-way, and easements. These properties serve to provide landscape, open space, and recreational benefits to the adjoining property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.



APPENDIX A – DISTRICT DIAGRAMS

The following pages include the Assessment Diagrams for Zones 1, 2 and 3 within the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office. The reference to the appropriate Assessor Books at the County of Napa Assessor's Office for the respective subdivisions in each Zone are listed below.

ZONE 1 - LA VIGNE

All the land lying within the La Vigne Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 42 through 57.

All the land lying within the La Vigne Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 82 through 97.

ZONE 2 - VINTAGE RANCH

All the land within the Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 1 through 22.

All the land within the Amended Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 36 through 57.

All of the land within the Vintage Ranch Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 35 through 51.

All of the land within the Vintage Ranch Unit 3 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 52 through 57.

Vineyard Crossing and Vineyard Place parcels were de-annexed from Zone 2 by City Council Resolution No. 2011-37.

The Villages at Vintage Ranch were annexed in the Zone in FY 2020-21 by City Council Resolution No. 2020-68.

ZONE 3 - NAPA JUNCTION MIXED USE PROJECT

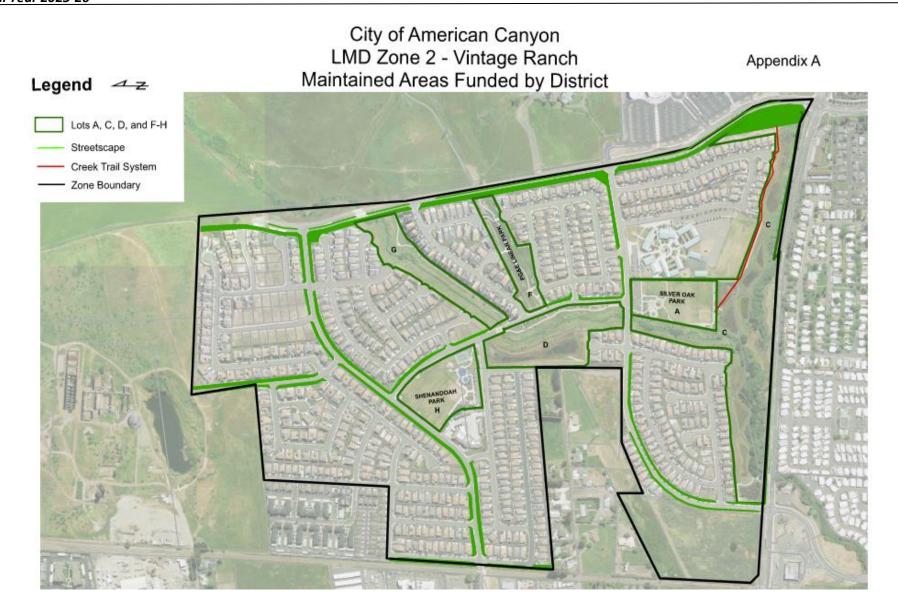
All the land within the Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 81 through 87.

All the land within the Amended Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 25, Pages 5 through 11.

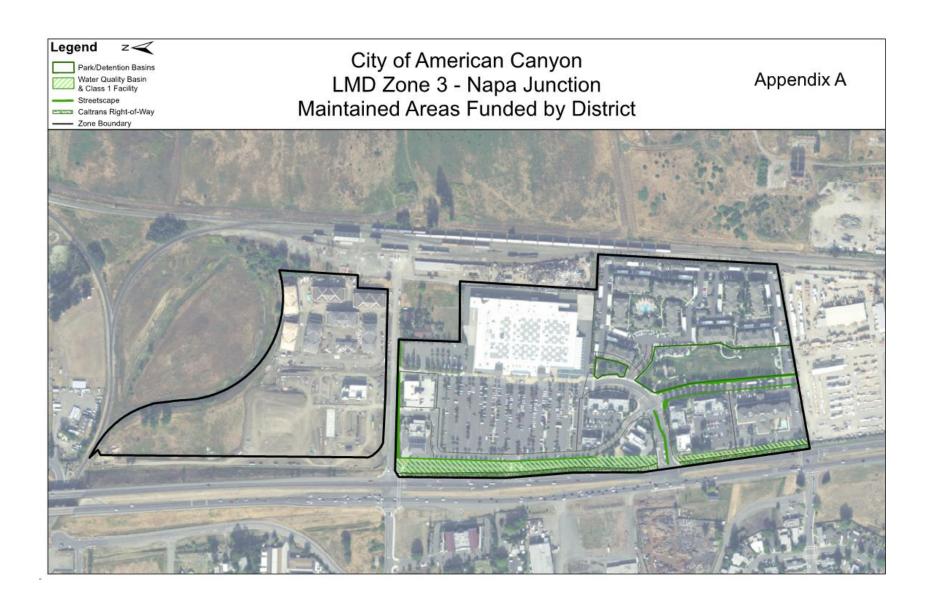














APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The Assessment Roll for FY 2025-26 for the American Canyon Landscaping and Lighting Assessment District are listed on the following pages. The annual assessment for each parcel within Zones 1, 2 and 3 of the Assessment District are shown individually. The lines and dimensions of each parcel are shown on the Assessor's Maps, available at the County of Napa Assessor's Office.



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	1	059191001000	80	1.83	-	\$459.78	\$0.00	TROTERTT ADDRESS
1	2	059191002000	81	0	1.00	\$459.78	\$459.78	172 VIA BELLAGIO
1	3	059191003000	82	0	1.00	\$459.78	\$459.78	168 VIA BELLAGIO
1	4	059191004000	83	0	1.00	\$459.78	\$459.78	164 VIA BELLAGIO
1	5	059191005000	84	0	1.00		\$459.78	160 VIA BELLAGIO
1	6	059191006000	85	0	1.00	\$459.78	\$459.78	138 CASTELLINA CIR
1	7	059191007000	86	0	1.00	\$459.78	\$459.78	134 CASTELLINA CIR
1	8	059191008000	87	0	1.00	\$459.78	\$459.78	130 CASTELLINA CIR
1	9	059191009000	88	0	1.00	\$459.78	\$459.78	126 CASTELLINA CIR
1	10	059191010000	89	0	1.00	\$459.78	\$459.78	122 CASTELLINA CIR
1	11	059191011000	90	0	1.00	\$459.78	\$459.78	118 CASTELLINA CIR
1	12	059191012000	91	0	1.00	\$459.78	\$459.78	114 CASTELLINA CIR
1	13	059191013000	92	0	1.00	\$459.78	\$459.78	110 CASTELLINA CIR
1	14	059191014000	93	0		\$459.78	\$459.78	106 CASTELLINA CIR
1	15	059191015000	94	0	1.00	\$459.78	\$459.78	102 CASTELLINA CIR
1	16	059191016000	95	0	1.00	\$459.78	\$459.78	98 CASTELLINA CIR
1	17	059191017000	96	0	1.00	\$459.78	\$459.78	94 CASTELLINA CIR
1	18	059191018000	97	0	1.00	\$459.78	\$459.78	90 CASTELLINA CIR
1	19	059191019000	98	0	1.00	\$459.78	\$459.78	86 CASTELLINA CIR
1	20	059191020000	99	0	1.00	1	\$459.78	82 CASTELLINA CIR
1	21	059191021000	100	0	1.00	\$459.78	\$459.78	78 CASTELLINA CIR
1	22	059191022000	101	0	1.00	\$459.78	\$459.78	74 CASTELLINA CIR
1	23	059191023000	102	0		\$459.78	\$459.78	70 CASTELLINA CIR
1	24	059191024000	103	0		\$459.78	\$459.78	66 CASTELLINA CIR
1	25	059191025000	104	0	1.00	-	\$459.78	62 CASTELLINA CIR
1	26	059191026000	105	0	1.00	\$459.78	\$459.78	58 CASTELLINA CIR
1	27	059191027000	106	0	1.00	\$459.78	\$459.78	54 CASTELLINA CIR
1	28	059191028000	107	0	1.00	\$459.78	\$459.78	50 CASTELLINA CIR
1	29	059191029000	108	0	1.00	\$459.78	\$459.78	45 CASTELLINA CIR
1	30	059191030000	109	0	1.00	\$459.78	\$459.78	35 VIA FIRENZE
1	31	059191031000	110	0	1.00	\$459.78	\$459.78	31 VIA FIRENZE
1	32	059191032000	111	0	1.00	\$459.78	\$459.78	27 VIA FIRENZE
1	33	059191033000	112	0	1.00	\$459.78	\$459.78	23 VIA FIRENZE
1	34	059191034000		0		\$459.78	\$459.78	19 VIA FIRENZE
1	35	059191035000		0		\$459.78		15 VIA FIRENZE
1	36	059191036000		0		\$459.78		11 VIA FIRENZE
1	37	059191037000		0		\$459.78	-	7 VIA FIRENZE
1	38	059191038000		0		\$459.78		3 VIA FIRENZE
1	39	059191039000		0		\$459.78	•	136 VIA BELLAGIO
1	40	059191040000		0		\$459.78		140 VIA BELLAGIO
1	41	059191041000		0		\$459.78		144 VIA BELLAGIO
1	42	059191042000		0		\$459.78		148 VIA BELLAGIO
1	43	059191043000		0		\$459.78		152 VIA BELLAGIO
1	44	059191044000		0		\$459.78		156 VIA BELLAGIO
1	45	059191045000		0		\$459.78		2 CASTELLINA CIR
1	46	059191046000		0		\$459.78		6 CASTELLINA CIR
1	47	059191047000		0		\$459.78		10 CASTELLINA CIR
1	48	059191048000		0		\$459.78		14 CASTELLINA CIR
1	49	059191049000		0		\$459.78		18 CASTELLINA CIR
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70115	ASMT	ADNI	USE	A CDES	ESD	Rate	2025-26	DDODEDTY ADDDESS
ZONE	NO.	APN				<u>. </u>	ASSESSMENT	PROPERTY ADDRESS
1	50	059191050000		0	1.00	\$459.78	\$459.78	22 CASTELLINA CIR
1	51	059191051000		0				26 CASTELLINA CIR
1	52	059191052000		0		\$459.78		30 CASTELLINA CIR
1	53	059191053000		0		•		34 CASTELLINA CIR
1	54	059191054000		0		•		38 CASTELLINA CIR
1	55	059191055000		0	1.00			42 CASTELLINA CIR
1	56	059192001000		0	1.00	•		87 CASTELLINA CIR
1	57	059192002000		0		\$459.78		83 CASTELLINA CIR
1	58	059192003000		0		\$459.78		79 CASTELLINA CIR
1	59	059192004000		0	1.00	•		75 CASTELLINA CIR
1	60	059192005000		0		\$459.78		71 CASTELLINA CIR
1	61	059192006000		0		\$459.78	•	67 CASTELLINA CIR
1	62	059192007000		0		\$459.78	-	63 CASTELLINA CIR
1	63	059192008000		0		\$459.78	-	59 CASTELLINA CIR
1	64	059192009000		0		\$459.78	-	55 CASTELLINA CIR
1	65	059192010000		0		\$459.78	-	51 CASTELLINA CIR
1	66	059192011000		0		\$459.78		35 CASTELLINA CIR
1	67	059192012000		0		\$459.78		31 CASTELLINA CIR
1	68	059192013000		0		\$459.78		27 CASTELLINA CIR
1	69	059192014000		0		\$459.78		23 CASTELLINA CIR
1	70	059192015000		0		\$459.78		19 CASTELLINA CIR
1	71	059192016000	150	0	1.00	\$459.78	\$459.78	15 CASTELLINA CIR
1	72	059192017000	151	0	1.00	\$459.78	\$459.78	11 CASTELLINA CIR
1	73	059192018000	152	0	1.00	\$459.78	\$459.78	7 CASTELLINA CIR
1	74	059192019000	153	0	1.00	\$459.78	\$459.78	3 CASTELLINA CIR
1	75	059201001000	154	0	1.00	\$459.78	\$459.78	14 VIA FIRENZE
1	76	059201002000	155	0	1.00			18 VIA FIRENZE
1	77	059201003000	156	0	1.00	\$459.78	\$459.78	22 VIA FIRENZE
1	78	059201004000	157	0	1.00	\$459.78	\$459.78	113 VIA PESCARA
1	79	059201005000	158	0	1.00	\$459.78	\$459.78	109 VIA PESCARA
1	80	059201006000		0	1.00	\$459.78	\$459.78	105 VIA PESCARA
1	81	059201007000		0	1.00	\$459.78	\$459.78	101 VIA PESCARA
1	82	059201008000		0	1.00	\$459.78	\$459.78	97 VIA PESCARA
1	83	059201009000		0	1.00	\$459.78	\$459.78	93 VIA PESCARA
1	84	059201010000	163	0	1.00	\$459.78	\$459.78	89 VIA PESCARA
1	85	059201011000	164	0	1.00	\$459.78	\$459.78	85 VIA PESCARA
1	86	059201012000	165	0	1.00	\$459.78	\$459.78	81 VIA PESCARA
1	87	059201013000	166	0	1.00	\$459.78	\$459.78	57 VIA PESCARA
1	88	059201014000	167	0	1.00	\$459.78	\$459.78	53 VIA PESCARA
1	89	059201015000	168	0	1.00	\$459.78	\$459.78	49 VIA PESCARA
1	90	059201016000	169	0	1.00	\$459.78	\$459.78	45 VIA PESCARA
1	91	059201017000	170	0	1.00	\$459.78	\$459.78	27 VIA PESCARA
1	92	059201018000	171	0	1.00	\$459.78	\$459.78	23 VIA PESCARA
1	93	059201019000	172	0	1.00	\$459.78	\$459.78	19 VIA PESCARA
1	94	059201020000	173	0	1.00	\$459.78	\$459.78	15 VIA PESCARA
1	95	059201021000	174	0		\$459.78		6 ELBA CT
1	96	059201022000	175	0		\$459.78		10 ELBA CT
1	97	059201023000	176	0		\$459.78		14 ELBA CT
1	98	059201024000		0		\$459.78		19 ELBA CT
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	99	059201025000	178	0	1.00	\$459.78	\$459.78	15 ELBA CT
1	100	059201025000	179	0	1.00	\$459.78	\$459.78	11 ELBA CT
1	101	059201027000	180	0	1.00	\$459.78	\$459.78	7 ELBA CT
1	102	059201027000	181	0	1.00		\$459.78	3 ELBA CT
1	103	059202001000		0	1.00		\$459.78	118 VIA PESCARA
1	104	059202002000	183	0		\$459.78	\$459.78	114 VIA PESCARA
1	105		184	0		\$459.78	\$459.78	110 VIA PESCARA
1	106	059202004000	185	0	1.00	\$459.78	\$459.78	106 VIA PESCARA
1	107	059202005000	186	0	1.00	\$459.78	\$459.78	102 VIA PESCARA
1	108	059202006000	187	0	1.00		\$459.78	98 VIA PESCARA
1	109	059202007000	188	0		\$459.78		94 VIA PESCARA
1	110	059202008000	189	0		\$459.78	\$459.78	90 VIA PESCARA
1	111	059202009000	190	0		\$459.78	\$459.78	86 VIA PESCARA
1	112	059202010000		0	1.00	\$459.78	\$459.78	82 VIA PESCARA
1	113	059202011000		0	1.00	\$459.78	\$459.78	78 VIA PESCARA
1	114	059202012000		0		\$459.78	\$459.78	74 VIA PESCARA
1	115		194	0	1.00	\$459.78	\$459.78	70 VIA PESCARA
1	116		195	0	1.00		\$459.78	66 VIA PESCARA
1	117	059202014000		0		\$459.78	\$459.78	62 VIA PESCARA
1	118	059202016000	197	0	1.00		\$459.78	58 VIA PESCARA
1	119	059202017000	198	0		\$459.78	\$459.78	54 VIA PESCARA
1	120	059202018000	199	0		\$459.78	\$459.78	50 VIA PESCARA
1	121	059202019000	200	0		\$459.78	\$459.78	46 VIA PESCARA
1	122	059202020000	201	0		\$459.78	\$459.78	42 VIA PESCARA
1	123	059202021000	202	0		\$459.78	\$459.78	38 VIA PESCARA
1	124	059202022000	203	0		\$459.78	\$459.78	34 VIA PESCARA
1	125	059202023000	204	1.07	-	\$459.78		54 VII (1 256) (IV)
1	126	059202024000	205	0	1.00			108 VIA BELLAGIO
1	127	059202025000	206	0	1.00	\$459.78		112 VIA BELLAGIO
1	128	059202026000	207	0	1.00			116 VIA BELLAGIO
1	129	059202027000	208	0		\$459.78	\$459.78	120 VIA BELLAGIO
1	130	059202028000	209	0	1.00	\$459.78	\$459.78	124 VIA BELLAGIO
1	131	059202029000	210	0	1.00		\$459.78	128 VIA BELLAGIO
1	132	059202030000		0		\$459.78	•	132 VIA BELLAGIO
1	133	059202031000		0		\$459.78		
1	134	059202032000		0		\$459.78		
1	135	059202033000		0		\$459.78		
1	136	059202034000		0		\$459.78		14 VIA PESCARA
1	137	059202035000		0		\$459.78		
1	138	059202036000		0		\$459.78		
1	139	059202037000		0		\$459.78		
1	140	059202038000		0		\$459.78		30 VIA PESCARA
1	141	059211001000		1	-	\$459.78	•	55 7 255
1	142	059211002000		0	1.00	\$459.78		50 MONTECARLO WAY
1	143	059211003000		0		\$459.78	•	46 MONTECARLO WAY
1	144	059211004000		0		\$459.78		42 MONTECARLO WAY
1	145	059211005000		0		\$459.78		38 MONTECARLO WAY
1	146	059211006000		0		\$459.78		34 MONTECARLO WAY
1	147	059211007000		0		\$459.78		30 MONTECARLO WAY
1	148	059211007000		0		\$459.78		
-	1-10	555211000000			1.00	Ç 105170	Ç-105170	TO MOTO TO THE



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	149	059211009000	228	0	1.00	\$459.78	\$459.78	22 MONTECARLO WAY
1	150	059211010000	229	0	1.00	\$459.78	\$459.78	18 MONTECARLO WAY
1	151	059211011000	230	0	1.00	\$459.78	\$459.78	14 MONTECARLO WAY
1	152	059211012000	231	0	1.00	\$459.78	\$459.78	10 MONTECARLO WAY
1	153	059211013000	232	0		\$459.78	\$459.78	6 MONTECARLO WAY
1	154	059211014000	233	0	1.00	\$459.78	\$459.78	2 MONTECARLO WAY
1	155	059212001000	234	0		\$459.78	\$459.78	59 MONTECARLO WAY
1	156	059212002000	235	0	1.00	\$459.78	\$459.78	63 MONTECARLO WAY
1	157	059212003000	236	0	1.00	\$459.78	\$459.78	67 MONTECARLO WAY
1	158	059212004000	237	0	1.00		\$459.78	42 PIENZA DR
1	159	059212005000	238	0		\$459.78	\$459.78	38 PIENZA DR
1	160	059212006000	239	0	1.00	\$459.78	\$459.78	34 PIENZA DR
1	161	059212007000	240	0	1.00	\$459.78	\$459.78	30 PIENZA DR
1	162	059212007000	241	0		\$459.78	\$459.78	26 PIENZA DR
1	163	059212009000	242	0	1.00	\$459.78	\$459.78	22 PIENZA DR
1	164	059212003000	243	0		\$459.78	\$459.78	18 PIENZA DR
1	165	059212010000	244	0		\$459.78	\$459.78	14 PIENZA DR
1	166	059212011000	245	0		\$459.78	\$459.78	10 PIENZA DR
1	167	059212012000	246	0		\$459.78	\$459.78	35 MONTECARLO WAY
1	168	059212013000	247	0		\$459.78	\$459.78	39 MONTECARLO WAY
1	169	059212014000	248	0	1.00	\$459.78	\$459.78	43 MONTECARLO WAY
1	170	059212015000	249	0	1.00	\$459.78	\$459.78	47 MONTECARLO WAY
1	171	059212010000	250	0	1.00		\$459.78	51 MONTECARLO WAY
1	172	059212017000	251	0	1.00	\$459.78	\$459.78	55 MONTECARLO WAY
1	173		252	0			\$459.78	
		059213001000		0		\$459.78		71 MONTECARLO WAY
1	174	059213002000	253		1.00	\$459.78	\$459.78	75 MONTECARLO WAY
1	175	059213003000 059213004000	254	0	1.00	\$459.78	\$459.78	79 MONTECARLO WAY
1	176	059213004000	255		1.00	\$459.78	\$459.78	167 VIA BELLAGIO
1	177		256	0		\$459.78	\$459.78	163 VIA BELLAGIO
1	178	059213006000	257	0		\$459.78	\$459.78	159 VIA BELLAGIO
1	179	059213007000	258	0		\$459.78 \$459.78	\$459.78	155 VIA BELLAGIO
1	180	059213008000		0		\$459.78	\$459.78	151 VIA BELLAGIO 147 VIA BELLAGIO
1	181	059213009000		0				
1	182	059213010000		0		\$459.78		143 VIA BELLAGIO
1	183	059213011000		0		\$459.78		139 VIA BELLAGIO
1	184	059213012000		0		\$459.78		135 VIA BELLAGIO
1	185	059213013000		0		\$459.78		131 VIA BELLAGIO
1	186	059213014000		0		\$459.78	\$459.78	127 VIA BELLAGIO
1	187	059213015000		0		\$459.78	\$459.78	
1	188	059213016000		0		\$459.78	\$459.78	
1	189	059213017000		0		\$459.78		115 VIA BELLAGIO
1	190	059213018000		0		\$459.78		111 VIA BELLAGIO
1	191	059213019000		0		\$459.78		107 VIA BELLAGIO
1	192	059213020000		0		\$459.78	\$459.78	3 PIENZA DR
1	193	059213021000		0		\$459.78	\$459.78	7 PIENZA DR
1	194	059213022000		0		\$459.78		11 PIENZA DR
1	195	059213023000		0		\$459.78	\$459.78	15 PIENZA DR
1	196	059213024000		0		\$459.78		19 PIENZA DR
1	197	059213025000	2/6	0	1.00	\$459.78	\$459.78	23 PIENZA DR



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
1	198	059213026000	277	0	1.00	\$459.78	\$459.78	27 PIENZA DR
1	199	059213027000	278	0	1.00	\$459.78	\$459.78	31 PIENZA DR
1	200	059213028000	279	0	1.00	\$459.78	\$459.78	35 PIENZA DR
1	201	059213029000	280	0	1.00	\$459.78	\$459.78	39 PIENZA DR
1	202	059213030000	281	0	1.00	\$459.78	\$459.78	43 PIENZA DR
1	203	059213031000	282	0	1.00	\$459.78	\$459.78	47 PIENZA DR
1	204	059213032000	283	0	1.00	\$459.78	\$459.78	51 PIENZA DR
1	205	059221001000	284	0.15	1.00	\$459.78	\$459.78	59 VIA LA MORRA
1	206	059221002000	285	0.15	1.00	\$459.78	\$459.78	55 VIA LA MORRA
1	207	059221003000	286	0.2	1.00	\$459.78	\$459.78	51 VIA LA MORRA
1	208	059221004000	287	0.18	1.00	\$459.78	\$459.78	47 VIA LA MORRA
1	209	059221005000	288	0.16	1.00	\$459.78	\$459.78	43 VIA LA MORRA
1	210	059221006000	289	0.13	1.00	\$459.78	\$459.78	39 VIA LA MORRA
1	211	059221007000	290	0.12	1.00	\$459.78	\$459.78	35 VIA LA MORRA
1	212	059221008000	291	0.14	1.00	\$459.78	\$459.78	31 VIA LA MORRA
1	213	059221009000	292	0.14	1.00	\$459.78	\$459.78	27 VIA LA MORRA
1	214	059221010000	293	0.12	1.00	\$459.78	\$459.78	23 VIA LA MORRA
1	215	059221011000	294	0.13	1.00	\$459.78	\$459.78	19 VIA LA MORRA
1	216	059221012000	295	0.17	1.00	\$459.78	\$459.78	15 VIA LA MORRA
1	217	059221013000	296	0.16	1.00	\$459.78	\$459.78	11 VIA LA MORRA
1	218	059221014000	297	0.14	1.00	\$459.78	\$459.78	7 VIA LA MORRA
1	219	059221015000	298	0.23	1.00	\$459.78	\$459.78	3 VIA LA MORRA
1	220	059221016000	299	0.19	1.00	\$459.78	\$459.78	69 VIA BELLAGIO
1	221	059221017000	300	0.14	1.00	\$459.78	\$459.78	61 VIA BELLAGIO
1	222	059221018000	301	0.16	1.00	\$459.78	\$459.78	55 VIA BELLAGIO
1	223	059222001000	302	0.17	1.00	\$459.78	\$459.78	62 VIA LA MORRA
1	224	059222002000	303	0.15	1.00	\$459.78	\$459.78	58 VIA LA MORRA
1	225	059222003000	304	0.17	1.00	\$459.78	\$459.78	54 VIA LA MORRA
1	226	059222004000	305	0.2	1.00	\$459.78	\$459.78	50 VIA LA MORRA
1	227	059222005000	306	0.15	1.00	\$459.78	\$459.78	15 BIELLA CT
1	228	059222006000	307	0.12	1.00	\$459.78	\$459.78	11 BIELLA CT
1	229	059222007000	308	0.14	1.00	\$459.78	\$459.78	7 BIELLA CT
1	230	059222008000	309	0.26	1.00	\$459.78	\$459.78	3 BIELLA CT
1	231	059222009000	310	0.29	1.00	\$459.78	\$459.78	2 BIELLA CT
1	232	059222010000	311	0.13	1.00	\$459.78	\$459.78	6 BIELLA CT
1	233	059222011000	312	0.18	1.00	\$459.78	\$459.78	10 BIELLA CT
1	234	059222012000	313	0.25	1.00	\$459.78		18 VIA LA MORRA
1	235	059222013000	314	0.24	1.00	\$459.78	\$459.78	14 VIA LA MORRA
1	236	059222014000	315	0.23	1.00	\$459.78	\$459.78	10 VIA LA MORRA
1	237	059222015000	316	0.34	1.00	\$459.78	\$459.78	6 VIA LA MORRA
1	238	059222016000	317	0.17	1.00	\$459.78	\$459.78	51 VIA BELLAGIO
1	239	059222017000	318	0.13	1.00	\$459.78	\$459.78	47 VIA BELLAGIO
1	240	059222018000	319	0.13	1.00	\$459.78	\$459.78	43 VIA BELLAGIO
1	241	059222019000	320	0.13	1.00	\$459.78	\$459.78	39 VIA BELLAGIO
1	242	059222020000	321	0.13	1.00	\$459.78	\$459.78	35 VIA BELLAGIO
1	243	059222021000	322	0.13		\$459.78		31 VIA BELLAGIO
1	244	059222022000	323	0.13	1.00	\$459.78	\$459.78	27 VIA BELLAGIO
1	245	059222023000	324	0.13		\$459.78		23 VIA BELLAGIO
1	246	059222024000	325	0.13	1.00	\$459.78	\$459.78	19 VIA BELLAGIO
1	247	059222025000	326	0.13	1.00	\$459.78	\$459.78	15 VIA BELLAGIO



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	248	059222026000	327	0.13	1.00	\$459.78	\$459.78	11 VIA BELLAGIO
1	249	059222027000	328	0.13	1.00	\$459.78	\$459.78	7 VIA BELLAGIO
1	250	059222028000	329	0.15	1.00	\$459.78	\$459.78	3 VIA BELLAGIO
1	251	059231001000	330	0.21	1.00	\$459.78	\$459.78	14 VIA BELLAGIO
1	252	059231002000	331	0.22		\$459.78	\$459.78	18 VIA BELLAGIO
1	253	059231003000		0.23	1.00		\$459.78	22 VIA BELLAGIO
1	254	059231004000	333	0.23		\$459.78	\$459.78	26 VIA BELLAGIO
1	255	059231005000		0.22		\$459.78	\$459.78	30 VIA BELLAGIO
1	256	059231006000		0.2	1.00		\$459.78	34 VIA BELLAGIO
1	257	059231007000	336	0.2	1.00			38 VIA BELLAGIO
1	258	059231008000	337	0.18		\$459.78	\$459.78	42 VIA BELLAGIO
1	259	059231009000		0.18	1.00		\$459.78	46 VIA BELLAGIO
1	260	059231010000		0.18		\$459.78	\$459.78	50 VIA BELLAGIO
1	261			0.21		\$459.78	\$459.78	54 VIA BELLAGIO
1	262	059231012000		0.19	1.00		\$459.78	27 PELLERIA DR
1	263	059231013000		0.15		\$459.78	\$459.78	31 PELLERIA DR
1	264	059231014000	343	0.15		\$459.78	\$459.78	35 PELLERIA DR
1	265	059231015000		0.15		\$459.78	\$459.78	39 PELLERIA DR
1	266	059231016000		0.15		\$459.78	\$459.78	43 PELLERIA DR
1	267	059231017000		0.15		\$459.78	\$459.78	47 PELLERIA DR
1	268	059231017000		0.15		\$459.78	\$459.78	51 PELLERIA DR
1	269	059231019000		0.27	1.00		\$459.78	59 VIA MARCIANA
1	270	059232001000	349	0.17		\$459.78		78 VIA BELLAGIO
1	271	059232001000	350	0.21		\$459.78	\$459.78	74 VIA BELLAGIO
1	272	059232003000		0.22	1.00		\$459.78	70 VIA BELLAGIO
1	273	059232003000		0.21		\$459.78	\$459.78	66 VIA BELLAGIO
1	274	059232004000	353	0.19		\$459.78	\$459.78	62 VIA BELLAGIO
1	275	059232006000	354	0.23	1.00		\$459.78	58 VIA BELLAGIO
1	276	059232007000	355	0.18		\$459.78	\$459.78	23 PELLERIA DR
1	277	059232007000	356	0.14		\$459.78	\$459.78	19 PELLERIA DR
1	278	059232009000	357	0.14		\$459.78	\$459.78	15 PELLERIA DR
1	279	059232003000		0.15		\$459.78	\$459.78	11 PELLERIA DR
1	280	059232010000		0.13		\$459.78	\$459.78	7 PELLERIA DR
1	281	059232011000		0.19		\$459.78	\$459.78	3 PELLERIA DR
1	282	059232012000		0.17		\$459.78		27 VIA MONTALCINO
1	283	059232013000		0.17		\$459.78		23 VIA MONTALCINO
1	284	059232014000		0.14		\$459.78	\$459.78	
1	285	059232015000		0.14		\$459.78	\$459.78	
1	286	059232010000		0.14		\$459.78	\$459.78	
1	287	059232017000		0.14		\$459.78	\$459.78	
1	288	059232018000		0.22		\$459.78	\$459.78	3 VIA MONTALCINO
						\$459.78		
1 1	289	059232020000		0.26				
1	290 291	059232021000 059232022000		0.16 0.16		\$459.78 \$459.78	\$459.78 \$459.78	12 PALAZZO WAY
1		059232022000				\$459.78	\$459.78	16 PALAZZO WAY
	292			0.16				
1 1	293 294	059232024000 059232025000		0.16		\$459.78 \$459.78	\$459.78 \$459.78	20 PALAZZO WAY 24 PALAZZO WAY
1				0.17				
1	295 296	059232026000 059232027000		0.17 0.17		\$459.78 \$459.78	\$459.78 \$459.78	28 PALAZZO WAY 32 PALAZZO WAY
1	250	039232027000	3/3	0.17	1.00	J4J7./0	Ş4J3.76	JE FALALLU WAT



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	297	059232028000	376	0.19	1.00	\$459.78	\$459.78	36 PALAZZO WAY
1	298	059232029000	377	0.23	1.00	\$459.78	\$459.78	40 PALAZZO WAY
1	299	059232030000	378	0.2	1.00	\$459.78	\$459.78	44 PALAZZO WAY
1	300	059232031000	379	0.17	1.00	\$459.78	\$459.78	48 PALAZZO WAY
1	301	059233001000	380	0.21	1.00		\$459.78	50 PELLERIA DR
1	302	059233002000		0.19	1.00	\$459.78	\$459.78	46 PELLERIA DR
1	303	059233003000	382	0.19	1.00		\$459.78	42 PELLERIA DR
1	304	059233004000	383	0.19	1.00	\$459.78	\$459.78	38 PELLERIA DR
1	305	059233005000	384	0.2	1.00	\$459.78	\$459.78	34 PELLERIA DR
1	306	059233006000	385	0.21	1.00	\$459.78	\$459.78	30 PELLERIA DR
1	307	059233007000	386	0.21	1.00	\$459.78	\$459.78	26 PELLERIA DR
1	308	059233008000	387	0.22	1.00	\$459.78	\$459.78	22 PELLERIA DR
1	309	059233009000	388	0.26	1.00	\$459.78	\$459.78	18 PELLERIA DR
1	310	059233010000		0.16	1.00		\$459.78	14 VIA MONTALCINO
1	311	059233011000		0.15	1.00		\$459.78	10 VIA MONTALCINO
1	312	059233011000		0.16	1.00	\$459.78	\$459.78	6 VIA MONTALCINO
1	313	059233012000	392	0.19	1.00	\$459.78	\$459.78	2 VIA MONTALCINO
1	314	059233013000	393	0.15	1.00	\$459.78	\$459.78	21 PALAZZO WAY
1	315	059233014000	394	0.14	1.00	\$459.78	\$459.78	25 PALAZZO WAY
1	316	059233015000	395	0.14	1.00	\$459.78	\$459.78	29 PALAZZO WAY
1	317	059233010000	396	0.14	1.00	\$459.78	\$459.78	33 PALAZZO WAY
1	318	059233017000	397	0.14	1.00	\$459.78	\$459.78	37 PALAZZO WAY
1	319	059233018000	398	0.14	1.00	\$459.78	\$459.78	41 PALAZZO WAY
1	320	059233019000		0.14	1.00		\$459.78	45 PALAZZO WAY
1	321	059233020000		0.14	1.00		\$459.78	49 PALAZZO WAY
1	322	059233021000		0.14	1.00	\$459.78	\$459.78	53 PALAZZO WAY
1	323	059233022000	402	0.13	1.00	\$459.78	\$459.78	57 PALAZZO WAY
1	324	059233023000	403	0.13	1.00	\$459.78	\$459.78	30 VIA TREVISO
1	325	059241001000	404	0.17	1.00	\$459.78	\$459.78	26 VIA TREVISO
1	326	059241002000		0.17	1.00	\$459.78	\$459.78	22 VIA TREVISO
1	327	059241003000	406	0.17	1.00	\$459.78	\$459.78	18 VIA TREVISO
1	328	059241004000	407	0.17	1.00	\$459.78	\$459.78	14 VIA TREVISO
1	329	059241003000	407	0.17	1.00	\$459.78	\$459.78	10 VIA TREVISO
1	330	059241006000		0.17		\$459.78	\$459.78	6 VIA TREVISO
		059241007000		0.10		\$459.78		2 VIA TREVISO
1	331	059241008000		0.22		\$459.78		22 SARCEDO WAY
1	332	059241009000				\$459.78		
1 1	333 334	059241010000		0.17		\$459.78	\$459.78 \$459.78	26 SARCEDO WAY 30 SARCEDO WAY
				0.18		-	•	34 SARCEDO WAY
1	335	059241012000		0.18		\$459.78		
1	336	059241013000		0.18		\$459.78		38 SARCEDO WAY 42 SARCEDO WAY
1	337	059241014000		0.18		\$459.78		
1	338	059241015000		0.18		\$459.78		46 SARCEDO WAY
1	339	059241016000		0.2		\$459.78	•	50 SARCEDO WAY
1	340	059241017000		0.05	1.00	\$459.78		EA CARCERO WAY
1	341	059241018000		0.21		\$459.78		54 SARCEDO WAY
1	342	059241019000		0.17		\$459.78		58 SARCEDO WAY
1	343	059241020000		0.16		\$459.78		62 SARCEDO WAY
1	344	059241021000		0.16		\$459.78		66 SARCEDO WAY
1	345	059241022000		0.16		\$459.78		70 SARCEDO WAY
1	346	059241023000	425	0.16	1.00	\$459.78	\$459.78	74 SARCEDO WAY



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	347	059241024000	426	0.15	1.00	\$459.78	\$459.78	78 SARCEDO WAY
1	348	059241025000	427	0.15	1.00	\$459.78	\$459.78	82 SARCEDO WAY
1	349	059241026000	428	0.15	1.00	\$459.78	\$459.78	86 SARCEDO WAY
1	350	059241027000	429	0.15	1.00	\$459.78	\$459.78	90 SARCEDO WAY
1	351		430	0.16	1.00	\$459.78	\$459.78	94 SARCEDO WAY
1	352	059241029000		0.16	1.00	\$459.78	\$459.78	98 SARCEDO WAY
1	353	059242001000		0.3	1.00	\$459.78	\$459.78	55 SARCEDO WAY
1	354	059242002000		0.21	1.00	\$459.78	\$459.78	59 SARCEDO WAY
1	355	059242003000		0.25	1.00	\$459.78	\$459.78	35 VIA PESARO
1	356	059242004000		0.19	1.00	\$459.78	\$459.78	15 VIA PESARO
1	357	059242005000		0.15	1.00	\$459.78	\$459.78	11 VIA PESARO
1	358	059242006000		0.15	1.00	\$459.78	\$459.78	7 VIA PESARO
1	359	059242007000		0.21	1.00	\$459.78	\$459.78	3 VIA PESARO
1	360	059243001000	439	0.2	1.00	\$459.78	\$459.78	75 SARCEDO WAY
1	361	059243002000	440	0.17	1.00	\$459.78	\$459.78	79 SARCEDO WAY
1	362	059243003000		0.21	1.00	\$459.78	\$459.78	83 SARCEDO WAY
1	363	059243004000	442	0.17	1.00	\$459.78	\$459.78	59 VIA TREVISO
1	364	059243005000		0.16	1.00	\$459.78	\$459.78	55 VIA TREVISO
1	365	059243006000		0.2	1.00	\$459.78	\$459.78	51 VIA TREVISO
1	366	059243016000		0.27	1.00	\$459.78	\$459.78	2 VIA PESARO
1	367	059243017000		0.2	1.00	\$459.78	\$459.78	6 VIA PESARO
1	368	059243017000		0.17	1.00	\$459.78	\$459.78	10 VIA PESARO
1	369	059243019000		0.17	1.00	\$459.78	\$459.78	14 VIA PESARO
1	370	059243020000	449	0.16	1.00	\$459.78	\$459.78	18 VIA PESARO
1	371		450	0.29	1.00	\$459.78	\$459.78	22 VIA PESARO
1	372	059243022000		0.19	1.00	\$459.78	\$459.78	26 VIA PESARO
1	373	059243023000	452	0.17	1.00	\$459.78	\$459.78	30 VIA PESARO
1	374	059243024000	453	0.2	1.00	\$459.78	\$459.78	47 VIA TREVISO
1	375	059243025000		0.15	1.00	\$459.78	\$459.78	43 VIA TREVISO
1	376	059243026000	455	0.15	1.00	\$459.78	\$459.78	39 VIA TREVISO
1	377	059243027000	456	0.15	1.00	\$459.78	\$459.78	35 VIA TREVISO
1	378	059243028000		0.15		\$459.78	\$459.78	31 VIA TREVISO
1	379	059243029000		0.15		\$459.78	\$459.78	27 VIA TREVISO
1	380	059243030000		0.15		\$459.78	-	23 VIA TREVISO
1	381	059243031000		0.15		\$459.78		
1	382	059243032000		0.21		\$459.78		
1	383	059244001000		0.18		\$459.78		
1	384	059244002000		0.16		\$459.78		
1	385	059244003000		16		\$459.78		
1	386	059244004000		0.29		\$459.78		
1	387	059244005000		0.16		\$459.78		
1	388	059244006000		0.17		\$459.78	•	
1	389	059244007000		0.17		\$459.78		
1	390	059244008000		0.17		\$459.78		
1	391	059244009000		0.17		\$459.78		66 VIA TREVISO
1	392	059244010000		0.21		\$459.78		70 VIA TREVISO
1	393	059244011000		0.23		\$459.78		2 VIA BELLAGIO
1	394	059244012000		0.23		\$459.78		
1	395	059244013000		0.2		\$459.78		
-	555	505244010000	., 4	3.2	1.00	Ç.05.70	φ-103110	



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN		ACRES			ASSESSMENT	PROPERTY ADDRESS
1	396	059251001000	475	0.23	1.00	\$459.78	\$459.78	2 PALESTRINA CT
1	397	059251002000	476	0.18	1.00	\$459.78	\$459.78	6 PALESTRINA CT
1	398	059251003000	477	0.19	1.00	\$459.78	\$459.78	10 PALESTRINA CT
1	399	059251004000	478	0.17	1.00	\$459.78	\$459.78	14 PALESTRINA CT
1	400	059251005000	479	0.16	1.00	\$459.78	\$459.78	18 PALESTRINA CT
1	401	059251006000		0.16	1.00	\$459.78	\$459.78	22 PALESTRINA CT
1	402	059251007000	481	0.15	1.00	\$459.78	\$459.78	26 PALESTRINA CT
1	403	059251008000	482	0.16	1.00	\$459.78	\$459.78	30 PALESTRINA CT
1	404	059251009000	483	0.15	1.00	\$459.78	\$459.78	34 PALESTRINA CT
1	405	059251010000		0.15	1.00	\$459.78	\$459.78	38 PALESTRINA DR
1	406		485	0.15	1.00	\$459.78	\$459.78	42 PALESTRINA DR
1	407	059251012000	486	0.15	1.00	\$459.78	\$459.78	46 PALESTRINA DR
1	408	059251013000	487	0.15	1.00	\$459.78	\$459.78	50 PALESTRINA DR
1	409	059251014000	488	0.17	1.00	\$459.78	\$459.78	54 PALESTRINA DR
1	410	059251015000	489	0.18	1.00	\$459.78	\$459.78	3 VIA MARCIANA
1	411	059251016000	490	0.13	1.00	\$459.78	\$459.78	7 VIA MARCIANA
1	412	059251017000	491	0.13	1.00	\$459.78	\$459.78	11 VIA MARCIANA
1	413	059251018000	492	0.13	1.00	\$459.78	\$459.78	15 VIA MARCIANA
1	414	059251019000	493	0.13	1.00	\$459.78	\$459.78	19 VIA MARCIANA
1	415	059251020000	494	0.13	1.00	\$459.78	\$459.78	23 VIA MARCIANA
1	416	059251021000	495	0.13	1.00	\$459.78	\$459.78	27 VIA MARCIANA
1	417	059251022000	496	0.13	1.00	\$459.78	\$459.78	31 VIA MARCIANA
1	418	059251023000	497	0.13	1.00	\$459.78	\$459.78	35 VIA MARCIANA
1	419	059251024000	498	0.16	1.00	\$459.78	\$459.78	39 VIA MARCIANA
1	420	059252001000	499	0.16	1.00	\$459.78	\$459.78	43 VIA MARCIANA
1	421	059252002000	500	0.14	1.00	\$459.78	\$459.78	47 VIA MARCIANA
1	422	059252003000	501	0.14	1.00	\$459.78	\$459.78	51 VIA MARCIANA
1	423	059252004000	502	0.14	1.00	\$459.78	\$459.78	55 VIA MARCIANA
1	424	059252005000	503	1.06	-	\$459.78	\$0.00	
1	425	059254001000	504	0.22	1.00	\$459.78	\$459.78	3 MARCELLO CT
1	426	059254002000	505	0.13	1.00	\$459.78	\$459.78	7 MARCELLO CT
1	427	059254003000	506	0.15	1.00	\$459.78	\$459.78	11 MARCELLO CT
1	428	059254004000	507	0.19	1.00	\$459.78	\$459.78	15 MARCELLO CT
1	429	059254005000	508	0.18	1.00	\$459.78	\$459.78	19 MARCELLO CT
1	430	059254006000	509	0.19	1.00	\$459.78	\$459.78	60 PALAZZO WAY
1	431	059254007000	510	0.15	1.00	\$459.78	\$459.78	56 PALAZZO WAY
1	432	059254008000	511	0.16	1.00	\$459.78	\$459.78	52 PALAZZO WAY
1	433	059255001000	512	0.21		\$459.78	\$459.78	3 CAMERINO CT
1	434	059255002000	513	0.16		\$459.78	\$459.78	7 CAMERINO CT
1	435	059255003000		0.17		\$459.78	•	11 CAMERINO CT
1	436	059255004000		0.17		\$459.78		15 CAMERINO CT
1	437	059255005000		0.17		\$459.78	\$459.78	19 CAMERINO CT
1	438	059255006000		0.18		\$459.78	\$459.78	18 MARCELLO CT
1	439	059255007000		0.19		\$459.78	\$459.78	14 MARCELLO CT
1	440	059255008000		0.17		\$459.78	\$459.78	10 MARCELLO CT
1	441	059255009000		0.17		\$459.78		6 MARCELLO CT
1	442	059255010000		0.31		\$459.78		2 MARCELLO CT
1	443	059256001000		0.19		\$459.78	\$459.78	
1	444	059256002000	523	0.15	1.00	\$459.78	\$459.78	7 PALESTRINA CT



	ASMT		USE		ESD	Rate per	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	ESD	ASSESSMENT	PROPERTY ADDRESS
1	445	059256003000	524	0.25	1.00	\$459.78	\$459.78	11 PALESTRINA CT
1	446	059256004000	525	0.16	1.00	\$459.78	\$459.78	15 PALESTRINA CT
1	447	059256005000	526	0.14	1.00	\$459.78	\$459.78	19 PALESTRINA CT
1	448	059256006000	527	0.19	1.00	\$459.78	\$459.78	2 TOLENTINO DR
1	449	059256007000	528	0.18	1.00	\$459.78	\$459.78	6 TOLENTINO DR
1	450	059256008000	529	0.2	1.00	\$459.78	\$459.78	10 TOLENTINO DR
1	451	059256009000	530	0.19	1.00	\$459.78	\$459.78	14 CAMERINO CT
1	452	059256010000	531	0.18	1.00	\$459.78	\$459.78	10 CAMERINO CT
1	453	059256011000	532	0.19	1.00	\$459.78	\$459.78	6 CAMERINO CT
1	454	059256012000	533	0.31	1.00	\$459.78	\$459.78	2 CAMERINO CT
1	455	059257001000	534	0.21	1.00	\$459.78	\$459.78	2 VIA MARCIANA
1	456	059257002000	535	0.15	1.00	\$459.78	\$459.78	6 VIA MARCIANA
1	457	059257003000	536	0.15	1.00	\$459.78	\$459.78	10 VIA MARCIANA
1	458	059257004000	537	0.15	1.00	\$459.78	\$459.78	14 VIA MARCIANA
1	459	059257005000	538	0.14	1.00	\$459.78	\$459.78	18 VIA MARCIANA
1	460	059257006000	539	0.14	1.00	\$459.78	\$459.78	22 VIA MARCIANA
1	461	059257007000	540	0.14	1.00	\$459.78	\$459.78	26 VIA MARCIANA
1	462	059257008000	541	0.21	1.00	\$459.78	\$459.78	68 PALAZZO WAY
1	463	059257009000	542	0.22	1.00	\$459.78	\$459.78	64 PALAZZO WAY
1	464	059257010000	543	0.15	1.00	\$459.78	\$459.78	31 TOLENTINO DR
1	465	059257011000	544	0.14	1.00	\$459.78	\$459.78	27 TOLENTINO DR
1	466	059257012000	545	0.14	1.00	\$459.78	\$459.78	23 TOLENTINO DR
1	467	059257013000	546	0.14	1.00	\$459.78	\$459.78	19 TOLENTINO DR
1	468	059257014000	547	0.13	1.00	\$459.78	\$459.78	15 TOLENTINO DR
1	469	059257015000	548	0.13	1.00	\$459.78	\$459.78	11 TOLENTINO DR
1	470	059257016000	549	0.15	1.00	\$459.78	\$459.78	7 TOLENTINO DR
1	471	059257017000	550	0.18	1.00	\$459.78	<u>\$459.78</u>	3 TOLENTINO DR
					466		\$214,257.48	



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	1	59040058000	81	10	-	\$358.82	\$0.00	475 SILVER OAK TR
2	2	59040059000	80	14	_	\$358.82	\$0.00	485 SILVER OAK TR
2	3	59040060000	80	5.54	_	\$358.82	\$0.00	TOO OILVEN OAK TK
2	4	59040061000	80	2.94	_	\$358.82	\$0.00	
2	5	59040064000	80	4.85	_	\$358.82	\$0.00	
2	789	59080012000	218	8.35	95.40	\$358.82	\$34,231.43	Village at Vintage Ranc
2	790	59080041000	20	2.86	-	\$358.82	\$0.00	Village at Vintage Ranc
2	6	59301001000	111	0	1.00	\$358.82	\$358.82	20 WHITE OAK DR
2	7	59301002000	111E	0	1.00	\$358.82	\$358.82	24 WHITE OAK DR
2	8	59301003000	111	0	1.00	\$358.82	\$358.82	28 WHITE OAK DR
2	9	59301004000	111	0	1.00	\$358.82	\$358.82	32 WHITE OAK DR
2	10	59301005000	111	0	1.00	\$358.82	\$358.82	36 WHITE OAK DR
2	11	59301006000	111	0	1.00	\$358.82	\$358.82	40 WHITE OAK DR
2	12	59301007000	111	0	1.00	\$358.82	\$358.82	44 WHITE OAK DR
2	13	59301007000	111	0	1.00	\$358.82	\$358.82	48 WHITE OAK DR
2	14	59301009000	111	0	1.00	\$358.82	\$358.82	52 WHITE OAK DR
2	15	59301010000	111E	0	1.00	\$358.82	\$358.82	56 WHITE OAK DR
2	16	5930101000	111E	0	1.00	\$358.82	\$358.82	51 RENWOOD LN
2	17	59301011000	111	0	1.00	\$358.82	\$358.82	47 RENWOOD LN
2	18	59301012000	111	0	1.00	\$358.82	\$358.82	43 RENWOOD LN
2	19	59301013000	111	0	1.00	\$358.82	\$358.82	39 RENWOOD LN
2	20	59301014000	111	0	1.00	\$358.82	\$358.82	35 RENWOOD LN
2	21	59301015000	111	0	1.00	\$358.82	\$358.82	31 RENWOOD LN
2	22	59301017000	111	0	1.00	\$358.82	\$358.82	27 RENWOOD LN
2	23	59301017000	111	0	1.00	\$358.82	\$358.82	23 RENWOOD LN
2	24	59301019000	111E	0	1.00	\$358.82	\$358.82	19 RENWOOD LN
2	25	59302001000	111	0	1.00	\$358.82	\$358.82	39 WHITE OAK DR
2	26	59302002000	111	0	1.00	\$358.82	\$358.82	35 WHITE OAK DR
2	27	59302002000	111	0	1.00	\$358.82	\$358.82	31 WHITE OAK DR
2	28	59302003000	111	0	1.00	\$358.82	\$358.82	27 WHITE OAK DR
2	29	59302004000	111	0	1.00	\$358.82	\$358.82	23 WHITE OAK DR
2	30	59302006000	111	0	1.00	\$358.82	\$358.82	19 WHITE OAK DR
2	31	59302007000		0	1.00	\$358.82	\$358.82	11 RENWOOD PL
2	32	59302007000	111	0	1.00	\$358.82	\$358.82	7 RENWOOD PL
2	33	59302009000	80	5.58	-	\$358.82	\$0.00	7 1121111000012
2	34	59302010000	80	1.63	_	\$358.82	\$0.00	
2	35	59302011000	111E	0	1.00	\$358.82	\$358.82	2 RENWOOD PL
2	36	59302012000	111E	0	1.00	\$358.82	\$358.82	6 RENWOOD PL
2	37	59302013000	111	0	1.00	\$358.82	\$358.82	10 RENWOOD PL
2	38	59302014000	111	0	1.00	\$358.82	\$358.82	14 RENWOOD LN
2	39	59302014000	111	0	1.00	\$358.82	\$358.82	18 RENWOOD LN
2	40	59302016000	111	0	1.00	\$358.82	\$358.82	22 RENWOOD LN
2	41	59302017000	111	0	1.00	\$358.82	\$358.82	26 RENWOOD LN
2	42	59302017000	111E	0	1.00	\$358.82	\$358.82	30 RENWOOD LN
2	43	59302019000	111	0	1.00	\$358.82	\$358.82	34 RENWOOD LN
2	44	59302013000	111	0	1.00	\$358.82	\$358.82	38 RENWOOD LN
2	45	59302021000	111	0	1.00	\$358.82	\$358.82	42 RENWOOD LN
2	46	59302022000	111	0	1.00	\$358.82	\$358.82	46 RENWOOD LN
2	47	59302023000	111	0	1.00	\$358.82	\$358.82	50 RENWOOD LN
2	48	59311001000	111	0	1.00	\$358.82	\$358.82	536 SILVER OAK TR
				_				



							2025 25	
70115	ASMT	4.001	USE	A CDEC	ESD	Rate	2025-26	DDODEDTY ADDDESS
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	49	59311002000	111	0	1.00	\$358.82	\$358.82	532 SILVER OAK TR
2	50	59311003000	111	0	1.00	\$358.82	\$358.82	528 SILVER OAK TR
2	51	59311004000	111	0	1.00	\$358.82	\$358.82	524 SILVER OAK TR
2	52	59311005000	111	0	1.00	\$358.82	\$358.82	520 SILVER OAK TR
2	53	59311006000	111	0	1.00	\$358.82	\$358.82	516 SILVER OAK TR
2	54	59311007000	111	0	1.00	\$358.82	\$358.82	512 SILVER OAK TR
2	55	59311008000	111	0	1.00	\$358.82	\$358.82	508 SILVER OAK TR
2	56	59311009000	111	0	1.00	\$358.82	\$358.82	504 SILVER OAK TR
2	57	59311010000	111	0	1.00	\$358.82	\$358.82	500 SILVER OAK TR
2	58	59312003000	111	0	1.00	\$358.82	\$358.82	90 STONECREEK DR
2	59	59312004000	111E	0	1.00	\$358.82	\$358.82	86 STONECREEK DR
2	60	59312005000	111	0	1.00	\$358.82	\$358.82	82 STONECREEK DR
2	61	59312006000	111	0	1.00	\$358.82	\$358.82	78 STONECREEK DR
2	62	59312007000	111	0	1.00	\$358.82	\$358.82	74 STONECREEK DR
2	63	59312008000	111	0	1.00	\$358.82	\$358.82	70 STONECREEK DR
2	64	59312009000	111	0	1.00	\$358.82	\$358.82	66 STONECREEK DR
2	65	59312010000	111E	0	1.00	\$358.82	\$358.82	62 STONECREEK DR
2	66	59312011000	111	0	1.00	\$358.82	\$358.82	58 STONECREEK DR
2	67	59312012000	111	0	1.00	\$358.82	\$358.82	54 STONECREEK DR
2	68	59312013000	111	0	1.00	\$358.82	\$358.82	50 STONECREEK DR
2	69	59312014000	111	0	1.00	\$358.82	\$358.82	46 STONECREEK DR
2	70	59312015000	111E	0	1.00	\$358.82	\$358.82	42 STONECREEK DR
2	71	59312016000	111	0	1.00	\$358.82	\$358.82	38 STONECREEK DR
2	72	59312017000	111	0	1.00	\$358.82	\$358.82	34 STONECREEK DR
2	73	59312018000	111E	0	1.00	\$358.82	\$358.82	30 STONECREEK DR
2	74	59312019000	111	0	1.00	\$358.82	\$358.82	26 STONECREEK DR
2	75	59312020000	111	0	1.00	\$358.82	\$358.82	22 STONECREEK DR
2	76	59312021000	111	0	1.00	\$358.82	\$358.82	18 STONECREEK DR
2	77	59312022000	111	0	1.00	\$358.82	\$358.82	14 STONECREEK DR
2	78	59312023000	111	0	1.00	\$358.82	\$358.82	10 STONECREEK DR
2	79	59312024000	111	0	1.00	\$358.82	\$358.82	6 STONECREEK DR
2	80	59312025000	111	0	1.00	\$358.82	\$358.82	2 STONECREEK DR
2	81	59312026000	111E	0.15	1.00	\$358.82	\$358.82	98 STONECREEK DR
2	82	59312027000	111E	0.13	1.00	\$358.82	\$358.82	94 STONECREEK DR
2	83	59313001000	111E	0	1.00	\$358.82	\$358.82	75 STONECREEK DR
2	84	59313002000	111	0	1.00	\$358.82	\$358.82	71 STONECREEK DR
2	85	59313002000	111	0	1.00	\$358.82	\$358.82	67 STONECREEK DR
2	86	59313003000	111E	0	1.00	\$358.82	\$358.82	63 STONECREEK DR
2	87	59313004000	111	0	1.00	\$358.82	\$358.82	59 STONECREEK DR
2	88	59313005000	111E	0	1.00	\$358.82	\$358.82	55 STONECREEK DR
2	89	59313006000	111	0	1.00		\$358.82	51 STONECREEK DR
						\$358.82		
2	90	59313008000	111	0	1.00	\$358.82	\$358.82	47 STONECREEK DR
2	91	59313009000	111	0	1.00	\$358.82	\$358.82	43 STONECREEK DR
2	92	59313010000	111	0	1.00	\$358.82	\$358.82	39 STONECREEK DR
2	93	59313011000	111	0	1.00	\$358.82	\$358.82	35 STONECREEK DR
2	94	59313012000	111	0	1.00	\$358.82	\$358.82	31 STONECREEK DR
2	95	59313013000	111E	0	1.00	\$358.82	\$358.82	27 STONECREEK DR
2	96	59313014000	111	0	1.00	\$358.82	\$358.82	23 STONECREEK DR



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	97	59313015000	111	0	1.00	\$358.82	\$358.82	19 STONECREEK DR
2	98	59313015000	111	0	1.00	\$358.82	\$358.82	15 STONECREEK DR
2	99	59313017000	111	0	1.00	\$358.82	\$358.82	11 STONECREEK DR
2	100	59313017000	111	0	1.00	\$358.82	\$358.82	7 STONECREEK DR
2	101	59313018000	111	0	1.00	\$358.82	\$358.82	3 STONECREEK DR
2	101	59313019000	111	0	1.00	\$358.82	\$358.82	39 SEQUOIA GROVE W
2	103	59313020000	111	0	1.00	\$358.82	\$358.82	35 SEQUOIA GROVE W
2	103		111	0		\$358.82	\$358.82	31 SEQUOIA GROVE W
2		59313022000		0	1.00	\$358.82		
	105	59313023000	111		1.00	-	\$358.82	27 SEQUOIA GROVE W
2	106	59313024000	111	0	1.00	\$358.82	\$358.82	23 SEQUOIA GROVE W
2	107	59313025000	111	0	1.00	\$358.82	\$358.82	19 SEQUOIA GROVE W
2	108	59313026000	111	0	1.00	\$358.82	\$358.82	2 KARLY CT
2	109	59313027000	111E	0	1.00	\$358.82	\$358.82	6 KARLY CT
2	110	59313028000	111	0	1.00	\$358.82	\$358.82	10 KARLY CT
2	111	59313029000	111	0	1.00	\$358.82	\$358.82	14 KARLY CT
2	112	59313030000	111	0	1.00	\$358.82	\$358.82	18 KARLY CT
2	113	59313031000	111	0	1.00	\$358.82	\$358.82	22 KARLY CT
2	114	59313032000	111	0	1.00	\$358.82	\$358.82	23 KARLY CT
2	115	59313033000	111E	0	1.00	\$358.82	\$358.82	19 KARLY CT
2	116	59313034000	111	0	1.00	\$358.82	\$358.82	15 KARLY CT
2	117	59313035000	111	0	1.00	\$358.82	\$358.82	11 KARLY CT
2	118	59313036000	111	0	1.00	\$358.82	\$358.82	7 KARLY CT
2	119	59313037000	111E	0	1.00	\$358.82	\$358.82	3 KARLY CT
2	120	59313038000	111E	0	1.00	\$358.82	\$358.82	2 DEAVER CT
2	121	59313039000	111	0	1.00	\$358.82	\$358.82	6 DEAVER CT
2	122	59313040000	111	0	1.00	\$358.82	\$358.82	10 DEAVER CT
2	123	59313041000	111E	0	1.00	\$358.82	\$358.82	14 DEAVER CT
2	124	59313042000	111	0	1.00	\$358.82	\$358.82	18 DEAVER CT
2	125	59313043000	111	0	1.00	\$358.82	\$358.82	11 DEAVER CT
2	126	59313044000	111	0	1.00	\$358.82	\$358.82	7 DEAVER CT
2	127	59313045000	111	0	1.00	\$358.82	\$358.82	3 DEAVER CT
2	128	59313046000	111E	0	1.00	\$358.82	\$358.82	36 TOSCANA DR
2	129	59313047000	111E	0	1.00	\$358.82	\$358.82	40 TOSCANA DR
2	130	59314001000	111E	0	1.00	\$358.82	\$358.82	63 TOSCANA DR
2	131	59314002000	111E	0	1.00	\$358.82	\$358.82	59 TOSCANA DR
2	132	59314003000	111E	0	1.00	\$358.82	\$358.82	55 TOSCANA DR
2	133	59314004000	111E	0	1.00	\$358.82	\$358.82	51 TOSCANA DR
2	134	59314005000	111E	0	1.00	\$358.82	\$358.82	47 TOSCANA DR
2	135	59314006000	111E	0	1.00	\$358.82	\$358.82	43 TOSCANA DR
2	136	59314007000	111E	0	1.00	\$358.82	\$358.82	39 TOSCANA DR
2	137	59314008000	111E	0	1.00	\$358.82	\$358.82	35 TOSCANA DR
2	138	59314008000	111E	0	1.00	\$358.82	\$358.82	31 TOSCANA DR
2	139	59314009000	111	0	1.00	\$358.82	\$358.82	27 TOSCANA DR
2	140	59314010000	111	0	1.00	\$358.82	\$358.82	23 TOSCANA DR
2	141	59314012000	111	0	1.00	\$358.82	\$358.82	19 TOSCANA DR
2	142	59314013000	111	0	1.00	\$358.82	\$358.82	15 TOSCANA DR
2	143	59314014000	111	0	1.00	\$358.82	\$358.82	11 TOSCANA DR



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	144	59314015000	111	0	1.00	\$358.82	\$358.82	7 TOSCANA DR
2	145	59314016000	111	0	1.00	\$358.82	\$358.82	3 TOSCANA DR
2	146	59314017000	111	0	1.00	\$358.82	\$358.82	7 SEQUOIA GROVE CT
2	147	59314018000	111	0	1.00	\$358.82	\$358.82	3 SEQUOIA GROVE CT
2	148	59314019000	111	0	1.00	\$358.82	\$358.82	2 SEQUOIA GROVE CT
2	149	59314020000	111	0	1.00	\$358.82	\$358.82	6 SEQUOIA GROVE CT
2	150	59314021000	111	0	1.00	\$358.82	\$358.82	10 SEQUOIA GROVE C
2	151	59314022000	111	0	1.00	\$358.82	\$358.82	14 SEQUOIA GROVE W
2	152	59314023000	111	0	1.00	\$358.82	\$358.82	18 SEQUOIA GROVE W
2	153	59314024000	111	0	1.00	\$358.82	\$358.82	22 SEQUOIA GROVE W
2	154	59314025000	111	0	1.00	\$358.82	\$358.82	26 SEQUOIA GROVE W
2	155	59314026000	111	0	1.00	\$358.82	\$358.82	30 SEQUOIA GROVE W
2	156	59314027000	111	0	1.00	\$358.82	\$358.82	34 SEQUOIA GROVE W
2	157	59314028000	111	0	1.00	\$358.82	\$358.82	38 SEQUOIA GROVE W
2	158	59314029000	111	0	1.00	\$358.82	\$358.82	42 SEQUOIA GROVE W
2	159	59314030000	111E	0	1.00	\$358.82	\$358.82	46 SEQUOIA GROVE W
2	160	59314031000	111	0	1.00	\$358.82	\$358.82	50 SEQUOIA GROVE W
2	161	59314032000	111	0	1.00	\$358.82	\$358.82	54 SEQUOIA GROVE W
2	162	59314033000	111	0	1.00	\$358.82	\$358.82	58 SEQUOIA GROVE W
2	163	59321001000	111	0	1.00	\$358.82	\$358.82	3 SPINETTA CT
2	164	59321002000	111	0	1.00	\$358.82	\$358.82	7 SPINETTA CT
2	165	59321003000	111	0	1.00	\$358.82	\$358.82	11 SPINETTA CT
2	166	59321004000	111	0	1.00	\$358.82	\$358.82	15 SPINETTA CT
2	167	59321005000	111	0	1.00	\$358.82	\$358.82	14 SPINETTA CT
2	168	59321006000	111	0	1.00	\$358.82	\$358.82	10 SPINETTA CT
2	169	59321007000	111	0	1.00	\$358.82	\$358.82	6 SPINETTA CT
2	170	59321007000	111	0	1.00	\$358.82	\$358.82	2 SPINETTA CT
2	171	59322001000	111	0	1.00	\$358.82	\$358.82	94 OAKSTONE WAY
2	172	59322002000	111	0	1.00	\$358.82	\$358.82	98 OAKSTONE WAY
2	173	59322003000	111	0	1.00	\$358.82	\$358.82	102 OAKSTONE WAY
2	174	59322004000	111E	0	1.00	\$358.82	\$358.82	106 OAKSTONE WAY
2	175	59322005000	111	0	1.00	\$358.82	\$358.82	110 OAKSTONE WAY
2	176	59322006000	111	0	1.00	\$358.82	\$358.82	114 OAKSTONE WAY
2	177	59322007000	111	0	1.00	\$358.82	\$358.82	118 OAKSTONE WAY
2	178	59322008000	111	0	1.00	\$358.82	\$358.82	122 OAKSTONE WAY
2	179	59322009000	111	0	1.00	\$358.82	\$358.82	126 OAKSTONE WAY
2	180	59323001000	111	0	1.00	\$358.82	\$358.82	101 OAKSTONE WAY
2	181	59323002000	111E	0	1.00	\$358.82	\$358.82	97 OAKSTONE WAY
2	182	59323003000	111	0	1.00	\$358.82	\$358.82	93 OAKSTONE WAY
2	183	59323004000	111	0	1.00	\$358.82	\$358.82	89 OAKSTONE WAY
2	184	59323005000	111E	0	1.00	\$358.82	\$358.82	85 OAKSTONE WAY
2	185	59323006000	111	0	1.00	\$358.82	\$358.82	81 OAKSTONE WAY
2	186	59323007000	111	0	1.00	\$358.82	\$358.82	77 OAKSTONE WAY
2	187	59323007000	111	0	1.00	\$358.82	\$358.82	73 OAKSTONE WAY
2	188	59323009000	111	0	1.00	\$358.82	\$358.82	69 OAKSTONE WAY
2	189	5932300000	111	0	1.00	\$358.82	\$358.82	65 OAKSTONE WAY
2	190	59324001000	80	0	-	\$358.82	\$0.00	55 OMBTONE WAT
2	130	33324001000	00	U	-	JJJ0.02	00.00	



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	191	59324002000	111	0	1.00	\$358.82	\$358.82	90 OAKSTONE WAY
2	192	59324003000	111	0	1.00	\$358.82	\$358.82	86 OAKSTONE WAY
2	193	59324004000	111	0	1.00	\$358.82	\$358.82	82 OAKSTONE WAY
2	194	59324005000	111	0	1.00	\$358.82	\$358.82	78 OAKSTONE WAY
2	195	59324006000	111	0	1.00	\$358.82	\$358.82	74 OAKSTONE WAY
2	196	59324007000	111	0	1.00	\$358.82	\$358.82	70 OAKSTONE WAY
2	197	59324008000	111	0	1.00	\$358.82	\$358.82	66 OAKSTONE WAY
2	198	59324009000	111	0	1.00	\$358.82	\$358.82	62 OAKSTONE WAY
2	199	59324010000	111	0	1.00	\$358.82	\$358.82	58 OAKSTONE WAY
2	200	59324011000	111	0	1.00	\$358.82	\$358.82	54 OAKSTONE WAY
2	201	59324012000	111	0	1.00	\$358.82	\$358.82	50 OAKSTONE WAY
2	202	59324013000	111	0	1.00	\$358.82	\$358.82	46 OAKSTONE WAY
2	203	59325001000	111	0	1.00	\$358.82	\$358.82	60 WHITE OAK DR
2	204	59325001000	111E	0	1.00	\$358.82	\$358.82	64 WHITE OAK DR
2	205	59325002000	111E	0	1.00	\$358.82	\$358.82	68 WHITE OAK DR
2	206	59325004000	111	0	1.00	\$358.82	\$358.82	72 WHITE OAK DR
2	207	59325005000	111	0	1.00	\$358.82	\$358.82	76 WHITE OAK DR
2	208	59325006000	111	0	1.00	\$358.82	\$358.82	80 WHITE OAK DR
2	209	59325007000	111	0	1.00	\$358.82	\$358.82	84 WHITE OAK DR
2	210	59325007000	111E	0	1.00	\$358.82	\$358.82	88 WHITE OAK DR
2	210	59325009000	111	0	1.00	\$358.82	\$358.82	92 WHITE OAK DR
2	211			0		\$358.82	-	96 WHITE OAK DR
		59325010000	111E		1.00	-	\$358.82	
2	213	59325011000	111E	0	1.00	\$358.82	\$358.82	91 RENWOOD LN
2	214	59325012000	111E	0	1.00	\$358.82	\$358.82	87 RENWOOD LN
2	215	59325013000	111E	0	1.00	\$358.82	\$358.82	83 RENWOOD LN
2	216	59325014000	111E	0	1.00	\$358.82	\$358.82	79 RENWOOD LN
2	217	59325015000	111E	0	1.00	\$358.82	\$358.82	75 RENWOOD LN
2	218	59325016000	111E	0	1.00	\$358.82	\$358.82	71 RENWOOD LN
2	219	59325017000	111E	0	1.00	\$358.82	\$358.82	67 RENWOOD LN
2	220	59325018000	111	0	1.00	\$358.82	\$358.82	63 RENWOOD LN
2	221	59325019000	111E	0	1.00	\$358.82	\$358.82	59 RENWOOD LN
2	222	59325020000	111	0	1.00	\$358.82	\$358.82	55 RENWOOD LN
2	223	59326001000	111	0	1.00	\$358.82	\$358.82	54 RENWOOD LN
2	224	59326002000	111	0	1.00	\$358.82	\$358.82	58 RENWOOD LN
2	225	59326003000	111E	0	1.00	\$358.82	\$358.82	62 RENWOOD LN
2	226	59326004000	111	0	1.00	\$358.82	\$358.82	66 RENWOOD LN
2	227	59326005000	111E	0	1.00	\$358.82	\$358.82	70 RENWOOD LN
2	228	59326006000	111E	0	1.00	\$358.82	\$358.82	74 RENWOOD LN
2	229	59326007000	111	0	1.00	\$358.82	\$358.82	78 RENWOOD LN
2	230	59326008000	111	0	1.00	\$358.82	\$358.82	82 RENWOOD LN
2	231	59326009000	111	0	1.00	\$358.82	\$358.82	86 RENWOOD LN
2	232	59326010000	111	0	1.00	\$358.82	\$358.82	90 RENWOOD LN
2	233	59326011000	111E	0	1.00	\$358.82	\$358.82	94 RENWOOD LN
2	234	59331001000	111	0	1.00	\$358.82	\$358.82	48 IRONHORSE DR
2	235	59331002000	111	0	1.00	\$358.82	\$358.82	44 IRONHORSE DR
2	236	59331003000	111	0	1.00	\$358.82	\$358.82	40 IRONHORSE DR
2	237	59331004000	80	3.54	-	\$358.82	\$0.00	



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	238	59331005000	111	0	1.00	\$358.82	\$358.82	14 IRONHORSE DR
2	239	59331006000	111	0	1.00	\$358.82	\$358.82	10 IRONHORSE DR
2	240	59331007000	111E	0	1.00	\$358.82	\$358.82	6 IRONHORSE DR
2	241	59331008000	111	0	1.00	\$358.82	\$358.82	2 IRONHORSE DR
2	242	59331009000	111	0	1.00	\$358.82	\$358.82	2 OAKSTONE CT
2	243	59331010000	111E	0	1.00	\$358.82	\$358.82	6 OAKSTONE CT
2	244	59331011000	111	0	1.00	\$358.82	\$358.82	10 OAKSTONE CT
2	245	59331012000	111E	0	1.00	\$358.82	\$358.82	14 OAKSTONE WAY
2	246	59331013000	111E	0	1.00	\$358.82	\$358.82	18 OAKSTONE WAY
2	247	59331014000	111	0	1.00	\$358.82	\$358.82	22 OAKSTONE WAY
2	248	59331015000	111	0	1.00	\$358.82	\$358.82	26 OAKSTONE WAY
2	249	59331016000	111	0	1.00	\$358.82	\$358.82	30 OAKSTONE WAY
2	250	59331017000	111E	0	1.00	\$358.82	\$358.82	34 OAKSTONE WAY
2	251	59331018000	111	0	1.00	\$358.82	\$358.82	38 OAKSTONE WAY
2	252	59331019000	111	0	1.00	\$358.82	\$358.82	42 OAKSTONE WAY
2	253	59332001000	111	0	1.00	\$358.82	\$358.82	39 IRONHORSE DR
2	254	59332002000	111	0	1.00	\$358.82	\$358.82	35 IRONHORSE DR
2	255	59332003000	111	0	1.00	\$358.82	\$358.82	31 IRONHORSE DR
2	256	59332004000	111	0	1.00	\$358.82	\$358.82	27 IRONHORSE DR
2	257	59332005000	111	0	1.00	\$358.82	\$358.82	23 IRONHORSE DR
2	258	59332006000	111	0	1.00	\$358.82	\$358.82	19 IRONHORSE DR
2	259	59332007000	111	0	1.00	\$358.82	\$358.82	15 IRONHORSE DR
2	260	59332008000	111	0	1.00	\$358.82	\$358.82	11 IRONHORSE DR
2	261	59332009000	111E	0	1.00	\$358.82	\$358.82	7 IRONHORSE DR
2	262	59332010000	111	0	1.00	\$358.82	\$358.82	3 IRONHORSE DR
2	263	59332011000	111	0	1.00	\$358.82	\$358.82	2 SIRAH DR
2	264	59332012000	111	0	1.00	\$358.82	\$358.82	6 SIRAH DR
2	265	59332013000	111E	0	1.00	\$358.82	\$358.82	10 SIRAH DR
2	266	59332014000	111	0	1.00	\$358.82	\$358.82	14 SIRAH DR
2	267	59332015000	111E	0	1.00	\$358.82	\$358.82	18 SIRAH DR
2	268	59332016000	111	0	1.00	\$358.82	\$358.82	22 SIRAH DR
2	269	59332017000	111	0	1.00	\$358.82	\$358.82	26 SIRAH DR
2	270	59332018000	111E	0	1.00	\$358.82	\$358.82	30 SIRAH DR
2	271	59332019000	111	0	1.00	\$358.82	\$358.82	34 SIRAH DR
2	272	59332020000	111	0	1.00	\$358.82	\$358.82	38 SIRAH DR
2	273	59333001000	111E	0	1.00	\$358.82	\$358.82	39 SIRAH DR
2	274	59333002000	111	0	1.00	\$358.82	\$358.82	35 SIRAH DR
2	275	59333003000	111	0	1.00	\$358.82	\$358.82	31 SIRAH DR
2	276	59333004000	111	0	1.00	\$358.82	\$358.82	27 SIRAH DR
2	277	59333005000	111	0	1.00	\$358.82	\$358.82	23 SIRAH DR
2	278	59333006000	111	0	1.00	\$358.82	\$358.82	19 SIRAH DR
2	279	59333007000	111	0	1.00	\$358.82	\$358.82	15 SIRAH DR
2	280	59333008000	111	0	1.00	\$358.82	\$358.82	11 SIRAH DR
2	281	59333009000	111	0	1.00	\$358.82	\$358.82	7 SIRAH DR
2	282	59333010000	111	0	1.00	\$358.82	\$358.82	3 SIRAH DR
2	283	59341001000	111	0	1.00	\$358.82	\$358.82	584 GRANITE SPRING
2	284	59341002000	111	0	1.00	\$358.82	\$358.82	580 GRANITE SPRING
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	285	59341003000	111	0	1.00	\$358.82	\$358.82	576 GRANITE SPRING
2	286	59341003000	111E	0	1.00	\$358.82	\$358.82	572 GRANITE SPRING
2	287	59341005000	111	0	1.00	\$358.82	\$358.82	568 GRANITE SPRING
2	288	59341005000	111	0	1.00	\$358.82	\$358.82	564 GRANITE SPRING
2	289	59341007000	111	0	1.00	\$358.82	\$358.82	560 GRANITE SPRING
2	290	59341007000	111	0	1.00	\$358.82	\$358.82	556 GRANITE SPRING
2	291	59341009000	111E	0	1.00	\$358.82	\$358.82	552 GRANITE SPRING
2	292	59341009000	111	0	1.00	\$358.82	\$358.82	548 GRANITE SPRING
2	293	59341010000	111E	0	1.00	\$358.82	\$358.82	544 GRANITE SPRING
2	294	59341011000	111	0	1.00	\$358.82	\$358.82	540 GRANITE SPRING
2	295	59341012000	111	0	1.00	\$358.82	\$358.82	536 GRANITE SPRING
2	296	59341013000	111	0	1.00	\$358.82	\$358.82	532 GRANITE SPRING
	297			0		\$358.82	-	528 GRANITE SPRING
2		59341015000	111E	_	1.00		\$358.82	
2	298	59341016000	111	0	1.00	\$358.82	\$358.82	524 GRANITE SPRING
2	299	59341017000	111E	0	1.00	\$358.82	\$358.82	520 GRANITE SPRING
2	300	59341018000	111E	0	1.00	\$358.82	\$358.82	516 GRANITE SPRING
2	301	59341019000	111	0	1.00	\$358.82	\$358.82	512 GRANITE SPRING
2	302	59341020000	111	0	1.00	\$358.82	\$358.82	508 GRANITE SPRING
2	303	59341021000	111	0	1.00	\$358.82	\$358.82	504 GRANITE SPRING
2	304	59341022000	111	0	1.00	\$358.82	\$358.82	500 GRANITE SPRING
2	305	59342001000	111	0	1.00	\$358.82	\$358.82	575 GRANITE SPRING
2	306	59342002000	111	0	1.00	\$358.82	\$358.82	571 GRANITE SPRING
2	307	59342003000	111E	0	1.00	\$358.82	\$358.82	567 GRANITE SPRING
2	308	59342004000	111	0	1.00	\$358.82	\$358.82	563 GRANITE SPRING
2	309	59342005000	111E	0	1.00	\$358.82	\$358.82	559 GRANITE SPRING
2	310	59342006000	111	0	1.00	\$358.82	\$358.82	3 SADIE PL
2	311	59342007000	111E	0	1.00	\$358.82	\$358.82	2 SADIE PL
2	312	59342008000	111	0	1.00	\$358.82	\$358.82	6 SADIE PL
2	313	59342009000	111E	0	1.00	\$358.82	\$358.82	545 GRANITE SPRING
2	314	59342010000	111	0	1.00	\$358.82	\$358.82	541 GRANITE SPRING
2	315	59342011000	111	0	1.00	\$358.82	\$358.82	537 GRANITE SPRING
2	316	59342012000	111	0	1.00	\$358.82	\$358.82	533 GRANITE SPRING
2	317	59342013000	111E	0	1.00	\$358.82	\$358.82	529 GRANITE SPRING
2	318	59342014000	111	0	1.00	\$358.82	\$358.82	27 MARSALA PL
2	319	59342015000	111E	0	1.00	\$358.82	\$358.82	23 MARSALA PL
2	320	59342016000	111	0	1.00	\$358.82	\$358.82	19 MARSALA PL
2	321	59342017000	111E	0	1.00	\$358.82	\$358.82	15 MARSALA PL
2	322	59342018000	111	0	1.00	\$358.82	\$358.82	11 MARSALA PL
2	323	59342019000	111	0	1.00	\$358.82	\$358.82	7 MARSALA PL
2	324	59342020000	111E	0	1.00	\$358.82	\$358.82	3 MARSALA PL
2	325	59342021000	111	0	1.00	\$358.82	\$358.82	2 MARSALA PL
2	326	59342022000	111E	0	1.00	\$358.82	\$358.82	6 MARSALA PL
2	327	59342023000	111E	0	1.00	\$358.82	\$358.82	10 MARSALA PL
2	328	59342024000	111E	0	1.00	\$358.82	\$358.82	14 MARSALA PL
2	329	59342025000	111	0	1.00	\$358.82	\$358.82	18 MARSALA PL
2	330	59342026000	111	0	1.00	\$358.82	\$358.82	22 MARSALA PL
2	331	59342027000	111	0	1.00	\$358.82	\$358.82	26 MARSALA PL
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	332	59342028000	111	0	1.00	\$358.82	\$358.82	30 MARSALA PL
2	333	59361001000	111E	0.15	1.00	\$358.82	\$358.82	227 CANTADA WAY
2	334	59361002000	111E	0.15	1.00	\$358.82	\$358.82	231 CANTADA WAY
2	335	59361003000	111E	0.15	1.00	\$358.82	\$358.82	235 CANTADA WAY
2	336	59361004000	111E	0.15	1.00	\$358.82	\$358.82	239 CANTADA WAY
2	337	59361005000	111E	0.15	1.00	\$358.82	\$358.82	243 CANTADA WAY
2	338	59361006000	111E	0.15	1.00	\$358.82	\$358.82	247 CANTADA WAY
2	339	59361007000	111E	0.16	1.00	\$358.82	\$358.82	251 CANTADA WAY
2	340	59361008000	111E	0.27	1.00	\$358.82	\$358.82	255 CANTADA WAY
2	341	59361009000	111E	0.23	1.00	\$358.82	\$358.82	259 CANTADA WAY
2	342	59361010000	111E	0.19	1.00	\$358.82	\$358.82	263 CANTADA WAY
2	343	59361011000	111E	0.18	1.00	\$358.82	\$358.82	267 CANTADA WAY
2	344	59361012000	111E	0.18	1.00	\$358.82	\$358.82	271 CANTADA WAY
2	345	59361013000	111E	0.18	1.00	\$358.82	\$358.82	275 CANTADA WAY
2	346	59361014000	111E	0.18	1.00	\$358.82	\$358.82	279 CANTADA WAY
2	347	59361015000	111E	0.18	1.00	\$358.82	\$358.82	283 CANTADA WAY
2	348	59361016000	111E	0.18	1.00	\$358.82	\$358.82	287 CANTADA WAY
2	349	59361017000	111E	0.18	1.00	\$358.82	\$358.82	291 CANTADA WAY
2	350	59361018000	111E	0.19	1.00	\$358.82	\$358.82	295 CANTADA CT
2	351	59361019000	111E	0.36	1.00	\$358.82	\$358.82	299 CANTADA CT
2	352	59361020000	111E	0.3	1.00	\$358.82	\$358.82	311 CANTADA CT
2	353	59361021000	111E	0.28	1.00	\$358.82	\$358.82	312 CANTADA CT
2	354	59361022000	111E	0.15	1.00	\$358.82	\$358.82	308 CANTADA CT
2	355	59361023000	111E	0.17	1.00	\$358.82	\$358.82	304 CANTADA CT
2	356	59361024000	111E	0.17	1.00	\$358.82	\$358.82	300 CANTADA CT
2	357	59361025000	111E	0.18	1.00	\$358.82	\$358.82	236 SAGEBRUSH LN
2	358	59361026000	111E	0.17	1.00	\$358.82	\$358.82	232 SAGEBRUSH LN
2	359	59361027000	111E	0.19	1.00	\$358.82	\$358.82	228 SAGEBRUSH LN
2	360	59361028000	111E	0.17	1.00	\$358.82	\$358.82	19 FARENTINO PL
2	361	59361029000	111E	0.16	1.00	\$358.82	\$358.82	15 FARENTINO PL
2	362	59361030000	111E	0.17	1.00	\$358.82	\$358.82	11 FARENTINO PL
2	363	59361031000	111E	0.2	1.00	\$358.82	\$358.82	7 FARENTINO PL
2	364	59361032000	111E	0.19	1.00	\$358.82	\$358.82	3 FARENTINO PL
2	365	59362001000	111	0.17	1.00	\$358.82	\$358.82	222 CANTADA WAY
2	366	59362002000	111	0.17	1.00	\$358.82	\$358.82	226 CANTADA WAY
2	367	59362003000	111	0.17	1.00	\$358.82	\$358.82	230 CANTADA WAY
2	368	59362004000	111E	0.17	1.00	\$358.82	\$358.82	234 CANTADA WAY
2	369	59362005000	111E	0.2	1.00	\$358.82	\$358.82	238 CANTADA WAY
2	370	59362006000	111E	0.21	1.00	\$358.82	\$358.82	242 CANTADA WAY
2	371	59362007000	111E	0.18	1.00	\$358.82	\$358.82	264 CANTADA WAY
2	372	59362008000	111E	0.16	1.00	\$358.82	\$358.82	268 CANTADA WAY
2	373	59362009000	111E	0.17	1.00	\$358.82	\$358.82	272 CANTADA WAY
2	374	59362010000	111E	0.17	1.00	\$358.82	\$358.82	235 SORRENTO LN
2	375	59362011000	111E	0.15	1.00	\$358.82	\$358.82	231 SORRENTO LN
2	376	59362012000	111E	0.15	1.00	\$358.82	\$358.82	227 SORRENTO LN
2	377	59362013000	111E	0.15	1.00	\$358.82	\$358.82	223 SORRENTO LN
2	378	59362014000	111E	0.15	1.00	\$358.82	\$358.82	219 SORRENTO LN
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	379	59362015000	111E	0.17	1.00	\$358.82	\$358.82	215 SORRENTO LN
2	380	59363001000	111E	0.21	1.00	\$358.82	\$358.82	206 SORRENTO LN
2	381	59363002000	111E	0.17	1.00	\$358.82	\$358.82	210 SORRENTO LN
2	382	59363003000	111E	0.17	1.00	\$358.82	\$358.82	214 SORRENTO LN
2	383	59363004000	111E	0.17	1.00	\$358.82	\$358.82	218 SORRENTO LN
2	384	59363005000	111E	0.17	1.00	\$358.82	\$358.82	222 SORRENTO LN
2	385	59363006000	111E	0.2	1.00	\$358.82	\$358.82	226 SORRENTO LN
2	386	59363007000	111E	0.2	1.00	\$358.82	\$358.82	230 SORRENTO LN
2	387	59363007000	111E	0.22	1.00	\$358.82	\$358.82	234 SORRENTO LN
2	388	59363009000	111E	0.22	1.00	\$358.82	\$358.82	282 CANTADA WAY
2	389	59363010000	111E	0.17	1.00	\$358.82	\$358.82	286 CANTADA WAY
2	390	59363010000	111E	0.13	1.00	\$358.82	\$358.82	290 CANTADA WAY
2	391	59363011000	111E	0.17	1.00	\$358.82	\$358.82	231 SAGEBRUSH LN
						\$358.82		
2	392	59363013000	111E	0.18	1.00		\$358.82	227 SAGEBRUSH LN 223 SAGEBRUSH LN
2	393	59363014000	111E	0.15	1.00	\$358.82	\$358.82	
2	394	59363015000	111E	0.15	1.00	\$358.82	\$358.82	219 SAGEBRUSH LN
2	395	59363016000	111E	0.15	1.00	\$358.82	\$358.82	215 SAGEBRUSH LN
2	396	59363017000	111E	0.15	1.00	\$358.82	\$358.82	211 SAGEBRUSH LN
2	397	59363018000	111E	0.15	1.00	\$358.82	\$358.82	207 SAGEBRUSH LN
2	398	59363019000	111E	0.16	1.00	\$358.82	\$358.82	203 SAGEBRUSH LN
2	399	59363020000	80	0.02	-	\$358.82	\$0.00	040.04.0500000000
2	400	59364001000	111E	0.17	1.00	\$358.82	\$358.82	212 SAGEBRUSH LN
2	401	59364002000	111E	0.15	1.00	\$358.82	\$358.82	216 SAGEBRUSH LN
2	402	59364003000	111E	0.17	1.00	\$358.82	\$358.82	220 SAGEBRUSH LN
2	403	59364004000	111E	0.15	1.00	\$358.82	\$358.82	18 FARENTINO PL
2	404	59364005000	111E	0.17	1.00	\$358.82	\$358.82	14 FARENTINO PL
2	405	59364006000	111E	0.15	1.00	\$358.82	\$358.82	10 FARENTINO PL
2	406	59364007000	111E	0.15	1.00	\$358.82	\$358.82	6 FARENTINO PL
2	407	59364008000	111E	0.19	1.00	\$358.82	\$358.82	2 FARENTINO PL
2	408	59364009000	111E	0.24	1.00	\$358.82	\$358.82	3 SELVINO CT
2	409	59364010000	111E	0.22	1.00	\$358.82	\$358.82	7 SELVINO CT
2	410	59364011000	111E	0.17	1.00	\$358.82	\$358.82	11 SELVINO CT
2	411	59364012000	111E	0.17	1.00	\$358.82	\$358.82	15 SELVINO CT
2	412	59371001000	111E	0.14	1.00	\$358.82	\$358.82	350 SUMMERWOOD DR
2	413	59371002000	111E	0.11	1.00	\$358.82	\$358.82	346 SUMMERWOOD DR
2	414	59371003000	111E	0.11	1.00	\$358.82	\$358.82	342 SUMMERWOOD DR
2	415	59371004000	111E	0.11	1.00	\$358.82	\$358.82	338 SUMMERWOOD DR
2	416	59371005000	111E	0.11	1.00	\$358.82	\$358.82	334 SUMMERWOOD DR
2	417	59371006000	111E	0.11	1.00	\$358.82	\$358.82	330 SUMMERWOOD DR
2	418	59371007000	111E	0.11	1.00	\$358.82	\$358.82	326 SUMMERWOOD DR
2	419	59371008000	111E	0.11	1.00	\$358.82	\$358.82	322 SUMMERWOOD DR
2	420	59371009000	111	0.11	1.00	\$358.82	\$358.82	318 SUMMERWOOD DR
2	421	59371010000	111	0.11	1.00	\$358.82	\$358.82	314 SUMMERWOOD DR
2	422	59371011000	111	0.11	1.00	\$358.82	\$358.82	310 SUMMERWOOD DR
2	423	59371012000	111	0.11	1.00	\$358.82	\$358.82	306 SUMMERWOOD DR
2	424	59371013000	111	0.16	1.00	\$358.82	\$358.82	302 SUMMERWOOD DR
2	425	59371014000	111	0.16	1.00	\$358.82	\$358.82	126 TAPESTRY LN



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	426	59371015000	111	0.14	1.00	\$358.82	\$358.82	122 TAPESTRY LN
2	427	59371016000	111	0.13	1.00	\$358.82	\$358.82	118 TAPESTRY LN
2	428	59371017000	111	0.13	1.00	\$358.82	\$358.82	114 TAPESTRY LN
2	429	59371018000	111	0.13	1.00	\$358.82	\$358.82	110 TAPESTRY LN
2	430	59371019000	111E	0.15	1.00	\$358.82	\$358.82	106 TAPESTRY LN
2	431	59371020000	111E	0.16	1.00	\$358.82	\$358.82	102 TAPESTRY LN
2	432	59371021000	111	0.15	1.00	\$358.82	\$358.82	103 TERRAZZO LN
2	433	59371022000	111	0.15	1.00	\$358.82	\$358.82	107 TERRAZZO LN
2	434	59371023000	111E	0.15	1.00	\$358.82	\$358.82	111 TERRAZZO LN
2	435	59371024000	111	0.15	1.00	\$358.82	\$358.82	115 TERRAZZO LN
2	436	59371025000	111E	0.18	1.00	\$358.82	\$358.82	119 TERRAZZO LN
2	437	59371026000	111	0.15	1.00	\$358.82	\$358.82	123 TERRAZZO LN
2	438	59371027000	111E	0.18	1.00	\$358.82	\$358.82	127 TERRAZZO LN
2	439	59371028000	111E	0.15	1.00	\$358.82	\$358.82	131 TERRAZZO LN
2	440	59371029000	111	0.15	1.00	\$358.82	\$358.82	135 TERRAZZO LN
2	441	59371030000	111	0.15	1.00	\$358.82	\$358.82	139 TERRAZZO LN
2	442	59371031000	111	0.15	1.00	\$358.82	\$358.82	143 TERRAZZO LN
2	443	59371032000	111	0.18	1.00	\$358.82	\$358.82	147 TERRAZZO LN
2	444	59371033000	111	0.24	1.00	\$358.82	\$358.82	151 TERRAZZO LN
2	445	59371034000	111E	0.18	1.00	\$358.82	\$358.82	155 TERRAZZO LN
2	446	59371035000	111	0.15	1.00	\$358.82	\$358.82	159 TERRAZZO LN
2	447	59371036000	111	0.15	1.00	\$358.82	\$358.82	163 TERRAZZO LN
2	448	59371037000	111	0.15	1.00	\$358.82	\$358.82	167 TERRAZZO LN
2	449	59371038000	111E	0.15	1.00	\$358.82	\$358.82	171 TERRAZZO LN
2	450	59371039000	111	0.17	1.00	\$358.82	\$358.82	175 TERRAZZO LN
2	451	59372001000	111E	0.15	1.00	\$358.82	\$358.82	181 GOLD VALLEY WA
2	452	59372002000	111E	0.15	1.00	\$358.82	\$358.82	177 GOLD VALLEY WA
2	453	59372003000	111	0.17	1.00	\$358.82	\$358.82	173 GOLD VALLEY WA
2	454	59372004000	111	0.15	1.00	\$358.82	\$358.82	106 TERRAZZO LN
2	455	59372005000	111	0.15	1.00	\$358.82	\$358.82	110 TERRAZZO LN
2	456	59372006000	111	0.15	1.00	\$358.82	\$358.82	114 TERRAZZO LN
2	457	59372007000	111	0.17	1.00	\$358.82	\$358.82	118 TERRAZZO LN
2	458	59372008000	111	0.15	1.00	\$358.82	\$358.82	134 TERRAZZO LN
2	459	59372009000	111	0.15	1.00	\$358.82	\$358.82	138 TERRAZZO LN
2	460	59372010000	111	0.15	1.00	\$358.82	\$358.82	142 TERRAZZO LN
2	461	59372011000	111	0.15	1.00	\$358.82	\$358.82	146 TERRAZZO LN
2	462	59372012000	111	0.15	1.00	\$358.82	\$358.82	160 TERRAZZO LN
2	463	59372013000	111E	0.15	1.00	\$358.82	\$358.82	164 TERRAZZO LN
2	464	59372014000	111	0.15	1.00	\$358.82	\$358.82	11 MOSAIC CT
2	465	59372015000	111	0.15	1.00	\$358.82	\$358.82	7 MOSAIC CT
2	466	59372016000	111	0.15	1.00	\$358.82	\$358.82	3 MOSAIC CT
2	467	59372017000	111	0.31	1.00	\$358.82	\$358.82	2 MOSAIC CT
2	468	59372018000	111E	0.18	1.00	\$358.82	\$358.82	6 MOSAIC CT
2	469	59372019000	111	0.16	1.00	\$358.82	\$358.82	10 MOSAIC CT
2	470	59372020000	111	0.17	1.00	\$358.82	\$358.82	12 MOSAIC CT
2	471	59373001000	111	0.15	1.00	\$358.82	\$358.82	223 CANTADA WAY
2	472	59373002000	111	0.15	1.00	\$358.82	\$358.82	219 CANTADA WAY



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	473	59373003000	111	0.15	1.00	\$358.82	\$358.82	215 CANTADA WAY
2	474	59373004000	111	0.18	1.00	\$358.82	\$358.82	211 CANTADA WAY
2	475	59373005000	80	0.02	_	\$358.82	\$0.00	
2	476	59374001000	111	0.19	1.00	\$358.82	\$358.82	202 CANTADA WAY
2	477	59374002000	111	0.24	1.00	\$358.82	\$358.82	206 CANTADA WAY
2	478	59374003000	111	0.19	1.00	\$358.82	\$358.82	210 CANTADA WAY
2	479	59374004000	111	0.17	1.00	\$358.82	\$358.82	214 CANTADA WAY
2	480	59374005000	111	0.17	1.00	\$358.82	\$358.82	218 CANTADA WAY
2	481	59374006000	111E	0.17	1.00	\$358.82	\$358.82	211 SORRENTO LN
2	482	59374007000	111E	0.17	1.00	\$358.82	\$358.82	207 SORRENTO LN
2	483	59374008000	111E	0.2	1.00	\$358.82	\$358.82	203 SORRENTO LN
2	484	59374009000	80	0.03	_	\$358.82	\$0.00	
2	485	59375001000	111	0.17	1.00	\$358.82	\$358.82	178 GOLD VALLEY WA
2	486	59375002000	111E	0.15	1.00	\$358.82	\$358.82	174 GOLD VALLEY WA
2	487	59375003000	111E	0.15	1.00	\$358.82	\$358.82	170 GOLD VALLEY WA
2	488	59375004000	111	0.15	1.00	\$358.82	\$358.82	166 GOLD VALLEY WA
2	489	59381001000	111	0.15	1.00	\$358.82	\$358.82	22 SELVINO CT
2	490	59381002000	111	0.15	1.00	\$358.82	\$358.82	18 SELVINO CT
2	491	59381003000	111E	0.17	1.00	\$358.82	\$358.82	14 SELVINO CT
2	492	59381004000	111	0.15	1.00	\$358.82	\$358.82	10 SELVINO CT
2	493	59381005000	111	0.18	1.00	\$358.82	\$358.82	6 SELVINO CT
2	494	59382001000	80	1.09	_	\$358.82	\$0.00	
2	495	59383001000	111	0.11	1.00	\$358.82	\$358.82	151 HORIZON WAY
2	496	59383002000	111	0.12	1.00	\$358.82	\$358.82	147 HORIZON WAY
2	497	59383003000	111	0.12	1.00	\$358.82	\$358.82	143 HORIZON WAY
2	498	59383004000	111	0.15	1.00	\$358.82	\$358.82	139 HORIZON WAY
2	499	59383005000	111	0.13	1.00	\$358.82	\$358.82	135 HORIZON WAY
2	500	59383006000	111	0.16	1.00	\$358.82	\$358.82	131 HORIZON WAY
2	501	59383007000	111	0	1.00	\$358.82	\$358.82	127 HORIZON WAY
2	502	59383008000	111	0.16	1.00	\$358.82	\$358.82	123 HORIZON WAY
2	503	59383009000	111E	0.13	1.00	\$358.82	\$358.82	119 HORIZON WAY
2	504	59383010000	111	0.16	1.00	\$358.82	\$358.82	115 HORIZON WAY
2	505	59383011000	111	0.14	1.00	\$358.82	\$358.82	111 HORIZON WAY
2	506	59383012000	111	0.16	1.00	\$358.82	\$358.82	107 HORIZON WAY
2	507	59383013000	111	0.14	1.00	\$358.82	\$358.82	103 HORIZON WAY
2	508	59384001000	111E	0.16	1.00	\$358.82	\$358.82	23 HORIZON CT
2	509	59384002000	111E	0.16	1.00	\$358.82	\$358.82	19 HORIZON CT
2	510	59384003000	111	0.14	1.00	\$358.82	\$358.82	15 HORIZON CT
2	511	59384004000	111E	0.13	1.00	\$358.82	\$358.82	11 HORIZON CT
2	512	59384005000	111	0.16	1.00	\$358.82	\$358.82	7 HORIZON CT
2	513	59385001000	111	0.16	1.00	\$358.82	\$358.82	134 HORIZON WAY
2	514	59385002000	111	0.13	1.00	\$358.82	\$358.82	130 HORIZON WAY
2	515	59385003000	111	0	1.00	\$358.82	\$358.82	126 HORIZON WAY
2	516	59385004000	111	0.14	1.00	\$358.82	\$358.82	122 HORIZON WAY
2	517	59385005000	111	0.13	1.00	\$358.82	\$358.82	118 HORIZON WAY
2	518	59385006000	111E	0.14	1.00	\$358.82	\$358.82	114 HORIZON WAY
2	519	59385007000	111	0.16	1.00	\$358.82	\$358.82	110 HORIZON WAY
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	520	59385008000	111	0.13	1.00	\$358.82	\$358.82	106 HORIZON WAY
2	521	59385009000	111E	0.16	1.00	\$358.82	\$358.82	100 HORIZON WAY
2	522	59385009000	111	0.16	1.00	\$358.82	\$358.82	103 HALLMARK LN
2	523	59385010000	111	0.14	1.00	\$358.82	\$358.82	107 HALLMARK LN
2	524	59385011000	111	0.14	1.00	\$358.82	\$358.82	111 HALLMARK LN
2	525	59385012000			1.00	\$358.82		111 HALLMARK LN
	526		111E	0.15	1.00		\$358.82	
2		59385014000	111E	0.13		\$358.82 \$358.82	\$358.82	119 HALLMARK LN 123 HALLMARK LN
2	527	59385015000	111E	0.16	1.00		\$358.82	
2	528	59385016000	111	0.13	1.00	\$358.82	\$358.82	127 HALLMARK LN
2	529	59386001000	111	0	1.00	\$358.82	\$358.82	26 HORIZON CT
2	530	59386002000	111	0.11	1.00	\$358.82	\$358.82	22 HORIZON CT
2	531	59386003000	111	0.11	1.00	\$358.82	\$358.82	18 HORIZON CT
2	532	59386004000	111E	0.11	1.00	\$358.82	\$358.82	14 HORIZON CT
2	533	59386005000	111	0.16	1.00	\$358.82	\$358.82	10 HORIZON CT
2	534	59386006000	111E	0.12	1.00	\$358.82	\$358.82	6 HORIZON CT
2	535	59386007000	111	0.11	1.00	\$358.82	\$358.82	2 HORIZON CT
2	536	59386008000	111	0.15	1.00	\$358.82	\$358.82	3 HALLMARK CT
2	537	59386009000	111E	0.15	1.00	\$358.82	\$358.82	7 HALLMARK CT
2	538	59386010000	111	0.13	1.00	\$358.82	\$358.82	11 HALLMARK CT
2	539	59386011000	111	0.16	1.00	\$358.82	\$358.82	15 HALLMARK CT
2	540	59386012000	111	0.13	1.00	\$358.82	\$358.82	19 HALLMARK CT
2	541	59386013000	111	0.13	1.00	\$358.82	\$358.82	23 HALLMARK CT
2	542	59386014000	111	0.16	1.00	\$358.82	\$358.82	27 HALLMARK CT
2	543	59387001000	111	0.16	1.00	\$358.82	\$358.82	26 HALLMARK CT
2	544	59387002000	111E	0.14	1.00	\$358.82	\$358.82	22 HALLMARK CT
2	545	59387003000	111E	0.13	1.00	\$358.82	\$358.82	18 HALLMARK CT
2	546	59387004000	111	0.15	1.00	\$358.82	\$358.82	14 HALLMARK CT
2	547	59391001000	80	0.38	-	\$358.82	\$0.00	
2	548	59392001000	111	0.17	1.00	\$358.82	\$358.82	102 TUSCAN OAK TR
2	549	59392002000	111E	0.12	1.00	\$358.82	\$358.82	106 TUSCAN OAK TR
2	550	59392003000	111	0.17	1.00	\$358.82	\$358.82	110 TUSCAN OAK TR
2	551	59392004000	111	0.13	1.00	\$358.82	\$358.82	114 TUSCAN OAK TR
2	552	59392005000	111E	0.13	1.00	\$358.82	\$358.82	118 TUSCAN OAK TR
2	553	59392006000	111E	0.18	1.00	\$358.82	\$358.82	122 TUSCAN OAK TR
2	554	59392007000	111	0.17	1.00	\$358.82	\$358.82	126 TUSCAN OAK TR
2	555	59392008000	111	0.13	1.00	\$358.82	\$358.82	130 TUSCAN OAK TR
2	556	59392009000	111	0.13	1.00	\$358.82	\$358.82	134 TUSCAN OAK TR
2	557	59392010000	111	0.17	1.00	\$358.82	\$358.82	138 TUSCAN OAK TR
2	558	59392011000	111	0.13	1.00	\$358.82	\$358.82	253 GOLDEN BROOK L
2	559	59392012000	111E	0.13	1.00	\$358.82	\$358.82	251 GOLDEN BROOK L
2	560	59392013000	111E	0.13	1.00	\$358.82	\$358.82	143 CRESTWOOD LN
2	561	59392014000	111E	0.18	1.00	\$358.82	\$358.82	139 CRESTWOOD LN
2	562	59392015000	111	0.13	1.00	\$358.82	\$358.82	135 CRESTWOOD LN
2	563	59392016000	111	0.13	1.00	\$358.82	\$358.82	131 CRESTWOOD LN
2	564	59392017000	111E	0.12	1.00	\$358.82	\$358.82	127 CRESTWOOD LN
2	565	59392018000	111	0.12	1.00	\$358.82	\$358.82	123 CRESTWOOD LN
2	566	59392019000	111	0.13	1.00	\$358.82	\$358.82	119 CRESTWOOD LN



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70115	ASMT	4.531	USE	4.0050	ESD	Rate	2025-26	DD0DEDTV 4 DDD500
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	567	59392020000	111	0.18	1.00	\$358.82	\$358.82	115 CRESTWOOD LN
2	568	59392021000	111	0.13	1.00	\$358.82	\$358.82	111 CRESTWOOD LN
2	569	59392022000	111	0.13	1.00	\$358.82	\$358.82	107 CRESTWOOD LN
2	570	59392023000	111	0.13	1.00	\$358.82	\$358.82	103 CRESTWOOD LN
2	571	59393001000	111E	0.13	1.00	\$358.82	\$358.82	102 CRESTWOOD LN
2	572	59393002000	111	0.17	1.00	\$358.82	\$358.82	106 CRESTWOOD LN
2	573	59393003000	111	0.13	1.00	\$358.82	\$358.82	110 CRESTWOOD LN
2	574	59393004000	111E	0.13	1.00	\$358.82	\$358.82	114 CRESTWOOD LN
2	575	59393005000	111	0.17	1.00	\$358.82	\$358.82	118 CRESTWOOD LN
2	576	59393006000	111	0.13	1.00	\$358.82	\$358.82	122 CRESTWOOD LN
2	577	59393007000	111	0.13	1.00	\$358.82	\$358.82	126 CRESTWOOD LN
2	578	59393008000	111E	0.18	1.00	\$358.82	\$358.82	130 CRESTWOOD LN
2	579	59393009000	111E	0.11	1.00	\$358.82	\$358.82	134 CRESTWOOD LN
2	580	59393010000	111	0.17	1.00	\$358.82	\$358.82	138 CRESTWOOD LN
2	581	59393011000	111	0.13	1.00	\$358.82	\$358.82	142 CRESTWOOD LN
2	582	59393012000	111	0.16	1.00	\$358.82	\$358.82	139 SUMMERWOOD DI
2	583	59393013000	111	0.12	1.00	\$358.82	\$358.82	135 SUMMERWOOD DI
2	584	59393014000	111	0	1.00	\$358.82	\$358.82	131 SUMMERWOOD DI
2	585	59393015000	111	0	1.00	\$358.82	\$358.82	127 SUMMERWOOD DI
2	586	59393016000	111E	0.11	1.00	\$358.82	\$358.82	123 SUMMERWOOD DI
2	587	59393017000	111	0	1.00	\$358.82	\$358.82	119 SUMMERWOOD DI
2	588	59393018000	111	0.17	1.00	\$358.82	\$358.82	115 SUMMERWOOD DI
2	589	59393019000	111E	0.15	1.00	\$358.82	\$358.82	111 SUMMERWOOD DI
2	590	59393020000	111	0.12	1.00	\$358.82	\$358.82	107 SUMMERWOOD DI
2	591	59393021000	111	0.17	1.00	\$358.82	\$358.82	103 SUMMERWOOD DI
2	592	59394001000	111	0.14	1.00	\$358.82	\$358.82	127 TAPESTRY LN
2	593	59394002000	111	0.13	1.00	\$358.82	\$358.82	123 TAPESTRY LN
2	594	59394003000	111	0.13	1.00	\$358.82	\$358.82	119 TAPESTRY LN
2	595	59394004000	111E	0.12	1.00	\$358.82	\$358.82	115 TAPESTRY LN
2	596	59394005000	111	0.11	1.00	\$358.82	\$358.82	111 TAPESTRY LN
2	597	59394006000	111	0.14	1.00	\$358.82	\$358.82	107 TAPESTRY LN
2	598	59394007000	111E	0.14	1.00	\$358.82	\$358.82	147 GOLD VALLEY WA
2	599	59394008000	111E	0.11	1.00	\$358.82	\$358.82	143 GOLD VALLEY WA
2	600	59394009000	111E	0.11	1.00	\$358.82	\$358.82	139 GOLD VALLEY WA
2	601	59394010000	111E	0.14	1.00	\$358.82	\$358.82	135 GOLD VALLEY WA
2	602	59394011000	111E	0.15	1.00	\$358.82	\$358.82	102 GOLDEN BROOK L
2	603	59394012000	111E	0.15	1.00	\$358.82	\$358.82	106 GOLDEN BROOK L
2	604	59394013000	111E	0.15	1.00	\$358.82	\$358.82	110 GOLDEN BROOK L
2	605	59394014000	111	0.14	1.00	\$358.82	\$358.82	202 SUMMERWOOD DI
2	606	59394015000	111	0.15	1.00	\$358.82	\$358.82	206 SUMMERWOOD DI
2	607	59395001000	111E	0.15	1.00	\$358.82	\$358.82	102 SUMMERWOOD DI
2	608	59395002000	111	0.13	1.00	\$358.82	\$358.82	106 SUMMERWOOD DI
2	609	59395003000	111	0.17	1.00	\$358.82	\$358.82	110 SUMMERWOOD DI
2	610	59395004000	111	0.11	1.00	\$358.82	\$358.82	114 SUMMERWOOD DI
2	611	59395005000	111	0.17	1.00	\$358.82	\$358.82	118 SUMMERWOOD DI
2	612	59395006000	111	0.17	1.00	\$358.82	\$358.82	122 SUMMERWOOD DI
2	613	59395007000	111	0.13	1.00	\$358.82	\$358.82	126 SUMMERWOOD DI



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	614	59395008000	111E	0.17	1.00	\$358.82	\$358.82	130 SUMMERWOOD DI
2	615	59395009000	111	0.13	1.00	\$358.82	\$358.82	111 GOLDEN BROOK L
2	616	59395010000	111	0.12	1.00	\$358.82	\$358.82	107 GOLDEN BROOK L
2	617	59395010000	111E	0.16	1.00	\$358.82	\$358.82	103 GOLDEN BROOK L
2	618	59395012000	111E	0.15	1.00	\$358.82	\$358.82	123 GOLD VALLEY CT
2	619	59395012000	111E	0.11	1.00	\$358.82	\$358.82	119 GOLD VALLEY CT
2	620	59395013000	111E	0.29	1.00	\$358.82	\$358.82	115 GOLD VALLEY CT
2	621	59395015000	111E	0.24	1.00	\$358.82	\$358.82	102 GOLD VALLEY CT
2	622	59395016000	111E	0.25	1.00	\$358.82	\$358.82	106 GOLD VALLEY CT
2	623	59395017000	111E	0.15	1.00	\$358.82	\$358.82	110 GOLD VALLEY CT
2	624	59395017000	111E	0.12	1.00	\$358.82	\$358.82	114 GOLD VALLEY CT
2	625	59395019000	111E	0.12	1.00	\$358.82	\$358.82	118 GOLD VALLEY CT
2	626	59395020000	111E	0.12	1.00	\$358.82	\$358.82	122 GOLD VALLEY CT
2	627	59395021000	111E	0.12	1.00	\$358.82	\$358.82	126 GOLD VALLEY CT
2	628	59395022000	111E	0.12	1.00	\$358.82	\$358.82	130 GOLD VALLEY CT
2	629	59395023000	111E	0.12	1.00	\$358.82	\$358.82	134 GOLD VALLEY WA
2	630	59395024000	111E	0.12	1.00	\$358.82	\$358.82	138 GOLD VALLEY WA
2	631	59395025000	111E	0.12	1.00	\$358.82	\$358.82	142 GOLD VALLEY WA
2	632	59395025000	111E	0.12	1.00	\$358.82	\$358.82	146 GOLD VALLEY WA
2	633	59395020000	111E	0.12	1.00	\$358.82	\$358.82	150 GOLD VALLEY WA
2	634	59395027000	111E	0.12	1.00	\$358.82	\$358.82	154 GOLD VALLEY WA
2	635	59395029000	80	0.12	-	\$358.82	\$0.00	134 GOLD VALLET WA
2	636	59395030000	111	0.07	1.00	\$358.82	\$358.82	158 GOLD VALLEY WAY
2	637	59395030000	111	0.17	1.00	\$358.82	\$358.82	162 GOLD VALLEY WA
2	638	59401001000	80	1.01	-	\$358.82	\$0.00	911 DONALDSON E WA
2	639	59401001000	80	3.81	-	\$358.82	\$0.00	311 DONALDSON E WA
2	640	59402001000	111E	0.17	1.00	\$358.82	\$358.82	199 SIENNA WAY
2	641	59402001000	111E	0.17	1.00	\$358.82	\$358.82	195 SIENNA WAY
2	642	59402003000	111E	0.14	1.00	\$358.82	\$358.82	191 SIENNA WAY
2	643	59402004000	111E	0.14	1.00	\$358.82	\$358.82	187 SIENNA WAY
2	644	59402005000	111E	0.14	1.00	\$358.82	\$358.82	183 SIENNA WAY
2	645	59402006000	111E	0.13	1.00	\$358.82	\$358.82	179 SIENNA WAY
2	646	59402007000	111E	0.14	1.00	\$358.82	\$358.82	175 SIENNA WAY
2	647	59402007000	111	0.13	1.00	\$358.82	\$358.82	171 SIENNA WAY
2	648	59402009000	111	0.12	1.00	\$358.82	\$358.82	167 SIENNA WAY
2	649	59402010000	80	0.03		\$358.82	\$0.00	107 SILIVIVA WAT
2	650	59402010000	111E	0.03	1.00	\$358.82	\$358.82	163 HORIZON WAY
2	651	59402011000	111	0.23	1.00	\$358.82	\$358.82	159 HORIZON WAY
2	652	59402012000	111	0.12	1.00	\$358.82	\$358.82	155 HORIZON WAY
2	653	59403001000	111E	0.11	1.00	\$358.82	\$358.82	178 SIENNA WAY
2	654	59403001000	111E	0.13	1.00	\$358.82	\$358.82	174 SIENNA WAY
								174 SIENNA WAY
2	655 656	59403003000	111E	0.17	1.00	\$358.82	\$358.82	
2	656	59403004000	111E	0	1.00	\$358.82	\$358.82	138 HORIZON WAY
2	657	59403005000	111	0.14	1.00	\$358.82	\$358.82	131 HALLMARK LN
2	658	59403006000	111	0.15	1.00	\$358.82	\$358.82	135 HALLMARK LN
2	659	59404001000	80	0.05	1.00	\$358.82	\$0.00	222 CIENNA CT
2	660	59404002000	111E	0.16	1.00	\$358.82	\$358.82	223 SIENNA CT



	ASMT		USE ESD Rate 2025-26			2025-26		
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	661	59404003000	111E	0.17	1.00	\$358.82	\$358.82	219 SIENNA CT
2	662	59404004000	111E	0.12	1.00	\$358.82	\$358.82	215 SIENNA CT
2	663	59404005000	111E	0.13	1.00	\$358.82	\$358.82	211 SIENNA CT
2	664	59404006000	111E	0.17	1.00	\$358.82	\$358.82	207 SIENNA CT
2	665	59405001000	111E	0.18	1.00	\$358.82	\$358.82	216 SIENNA CT
2	666	59405002000	111E	0.22	1.00	\$358.82	\$358.82	212 SIENNA CT
2	667	59405003000	111E	0.17	1.00	\$358.82	\$358.82	208 SIENNA CT
2	668	59405004000	111E	0.16	1.00	\$358.82	\$358.82	204 SIENNA WAY
2	669	59405005000	111E	0.16	1.00	\$358.82	\$358.82	200 SIENNA WAY
2	670	59405006000	111E	0.15	1.00	\$358.82	\$358.82	196 SIENNA WAY
2	671	59405007000	111E	0.15	1.00	\$358.82	\$358.82	190 SIENNA WAY
2	672	59405007000	111E	0.13	1.00	\$358.82	\$358.82	188 SIENNA WAY
2				0.14				
	673	59405009000	111E		1.00	\$358.82	\$358.82	184 SIENNA WAY
2	674	59405010000	111	0.16	1.00	\$358.82	\$358.82	31 SERENA PL
2	675	59405011000	111	0.13	1.00	\$358.82	\$358.82	27 SERENA PL
2	676	59405012000	111	0.15	1.00	\$358.82	\$358.82	23 SERENA PL
2	677	59405013000	111E	0.14	1.00	\$358.82	\$358.82	19 SERENA PL
2	678	59405014000	111	0.13	1.00	\$358.82	\$358.82	15 SERENA PL
2	679	59405015000	111	0.14	1.00	\$358.82	\$358.82	11 SERENA PL
2	680	59405016000	111E	0.16	1.00	\$358.82	\$358.82	7 SERENA PL
2	681	59405017000	111	0.16	1.00	\$358.82	\$358.82	3 SERENA PL
2	682	59406001000	111	0.13	1.00	\$358.82	\$358.82	2 SERENA PL
2	683	59406002000	111E	0.15	1.00	\$358.82	\$358.82	6 SERENA PL
2	684	59406003000	111	0.15	1.00	\$358.82	\$358.82	10 SERENA PL
2	685	59406004000	111	0.16	1.00	\$358.82	\$358.82	14 SERENA PL
2	686	59406005000	111	0.13	1.00	\$358.82	\$358.82	18 SERENA PL
2	687	59406006000	111	0.16	1.00	\$358.82	\$358.82	22 SERENA PL
2	688	59406007000	111	0.16	1.00	\$358.82	\$358.82	26 SERENA PL
2	689	59406008000	111	0.17	1.00	\$358.82	\$358.82	19 SAGEBRUSH CT
2	690	59406009000	111	0.14	1.00	\$358.82	\$358.82	15 SAGEBRUSH CT
2	691	59406010000	111	0.15	1.00	\$358.82	\$358.82	11 SAGEBRUSH CT
2	692	59406011000	111E	0.15	1.00	\$358.82	\$358.82	7 SAGEBRUSH CT
2	693	59406012000	111E	0.18	1.00	\$358.82	\$358.82	3 SAGEBRUSH CT
2	694	59411001000	111	0.18	1.00	\$358.82	\$358.82	22 TUSCAN OAK TR
2	695	59411002000	111	0.12	1.00	\$358.82	\$358.82	18 TUSCAN OAK TR
2	696	59411003000	111	0.12	1.00	\$358.82	\$358.82	14 TUSCAN OAK TR
2	697	59411004000	111	0.12	1.00	\$358.82	\$358.82	10 TUSCAN OAK TR
2	698	59411005000	111	0.12	1.00	\$358.82	\$358.82	6 TUSCAN OAK TR
2	699	59411006000	111	0.15	1.00	\$358.82	\$358.82	2 TUSCAN OAK TR
2	700	59411007000	111	0.16	1.00	\$358.82	\$358.82	206 SONOMA CREEK W
2	701	59411008000	111	0.12	1.00	\$358.82	\$358.82	202 SONOMA CREEK W
2	702	59411009000	111E	0.12	1.00	\$358.82	\$358.82	198 SONOMA CREEK W
2	703	59411010000	111	0.12	1.00	\$358.82	\$358.82	194 SONOMA CREEK W
2	704	59411011000	111	0.2	1.00	\$358.82	\$358.82	190 SONOMA CREEK W
2	705	59411012000	111	0.2	1.00	\$358.82	\$358.82	186 SONOMA CREEK W
2	706	59411013000	111	0.13	1.00	\$358.82	\$358.82	182 SONOMA CREEK W
2	707	59411014000	111	0.12	1.00	\$358.82	\$358.82	178 SONOMA CREEK W
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	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	708	59411015000	111E	0.12	1.00	\$358.82	\$358.82	174 SONOMA CREEK W
2	709	59411016000	111	0.12	1.00	\$358.82	\$358.82	170 SONOMA CREEK W
2	710	59411017000	111	0.12	1.00	\$358.82	\$358.82	166 SONOMA CREEK W
2	711	59411018000	111E	0.12	1.00	\$358.82	\$358.82	162 SONOMA CREEK W
2	712	59411019000	111E	0.12	1.00	\$358.82	\$358.82	158 SONOMA CREEK W
2	713	59411020000	111E	0.13	1.00	\$358.82	\$358.82	154 SONOMA CREEK W
2	714	59411021000	111E	0.2	1.00	\$358.82	\$358.82	150 SONOMA CREEK W
2	715	59412001000	80	1.07	-	\$358.82	\$0.00	
2	716	59412002000	80	0.96	_	\$358.82	\$0.00	
2	717	59413001000	111	0.17	1.00	\$358.82	\$358.82	183 SONOMA CREEK W
2	718	59413002000	111	0.11	1.00	\$358.82	\$358.82	179 SONOMA CREEK W
2	719	59413003000	111	0.11	1.00	\$358.82	\$358.82	175 SONOMA CREEK W
2	720	59413004000	111	0.11	1.00	\$358.82	\$358.82	171 SONOMA CREEK W
2	721	59413005000	111	0.11	1.00	\$358.82	\$358.82	167 SONOMA CREEK W
2	722	59413006000	111E	0.11	1.00	\$358.82	\$358.82	163 SONOMA CREEK W
2	723	59413007000	111E	0.11	1.00	\$358.82	\$358.82	159 SONOMA CREEK W
2	724	59413008000	111E	0.11	1.00	\$358.82	\$358.82	155 SONOMA CREEK W
2	725	59413009000	111E	0.11	1.00	\$358.82	\$358.82	151 SONOMA CREEK W
2	726	59413010000	111E	0.11	1.00	\$358.82	\$358.82	147 SONOMA CREEK W
2	727	59413011000	111E	0.11	1.00	\$358.82	\$358.82	143 SONOMA CREEK W
2	728	59413012000	111E	0.11	1.00	\$358.82	\$358.82	139 SONOMA CREEK W
2	729	59413013000	111E	0.11	1.00	\$358.82	\$358.82	135 SONOMA CREEK W
2	730	59413014000	111	0.11	1.00	\$358.82	\$358.82	131 SONOMA CREEK W
2	731	59413015000	111E	0.11	1.00	\$358.82	\$358.82	127 SONOMA CREEK W
2	732	59413016000	111	0.11	1.00	\$358.82	\$358.82	123 SONOMA CREEK W
2	733	59413017000	111	0	1.00	\$358.82	\$358.82	119 SONOMA CREEK W
2	734	59413018000	111E	0.11	1.00	\$358.82	\$358.82	115 SONOMA CREEK W
2	735	59413019000	111	0.11	1.00	\$358.82	\$358.82	111 SONOMA CREEK W
2	736	59413020000	111	0	1.00	\$358.82	\$358.82	107 SONOMA CREEK W
2	737	59413021000	111E	0	1.00	\$358.82	\$358.82	103 SONOMA CREEK W
2	738	59413022000	111E	0	1.00	\$358.82	\$358.82	102 HEARTHSTONE DR
2	739	59413023000	111	0.12	1.00	\$358.82	\$358.82	106 HEARTHSTONE DR
2	740	59413024000	111	0.11	1.00	\$358.82	\$358.82	110 HEARTHSTONE DR
2	741	59413025000	111	0	1.00	\$358.82	\$358.82	114 HEARTHSTONE DR
2	742	59413026000	111	0.12	1.00	\$358.82	\$358.82	118 HEARTHSTONE DR
2	743	59413027000	111	0.18	1.00	\$358.82	\$358.82	122 HEARTHSTONE DR
2	744	59413028000	111E	0.11	1.00	\$358.82	\$358.82	126 HEARTHSTONE DR
2	745	59413029000	111	0.12	1.00	\$358.82	\$358.82	130 HEARTHSTONE DR
2	746	59413030000	111E	0.12	1.00	\$358.82	\$358.82	134 HEARTHSTONE DR
2	747	59413031000	111	0.12	1.00	\$358.82	\$358.82	138 HEARTHSTONE DR
2	748	59413032000	111	0.12	1.00	\$358.82	\$358.82	142 HEARTHSTONE DR
2	749	59413033000	111E	0.18	1.00	\$358.82	\$358.82	146 HEARTHSTONE DR
2	750	59413034000	111	0.12	1.00	\$358.82	\$358.82	150 HEARTHSTONE DR
2	751	59413035000	111E	0.12	1.00	\$358.82	\$358.82	154 HEARTHSTONE DR
2	752	59413036000	111E	0.12	1.00	\$358.82	\$358.82	158 HEARTHSTONE DR
2	753	59413037000	111E	0.12	1.00	\$358.82	\$358.82	162 HEARTHSTONE DR
2	754	59413038000	111	0.12	1.00	\$358.82	\$358.82	166 HEARTHSTONE DR



	ASMT		USE		ESD	Rate	2025-26	
ZONE	NO.	APN	CODE	ACRES	UNITS	per ESD	ASSESSMENT	PROPERTY ADDRESS
2	755	59413039000	111	0.18	1.00	\$358.82	\$358.82	170 HEARTHSTONE DR
2	756	59413040000	111E	0.12	1.00	\$358.82	\$358.82	174 HEARTHSTONE DR
2	757	59413041000	111	0.12	1.00	\$358.82	\$358.82	178 HEARTHSTONE DR
2	758	59413042000	111	0.17	1.00	\$358.82	\$358.82	182 HEARTHSTONE DR
2	759	59414001000	80	0.31	-	\$358.82	\$0.00	
2	760	59414002000	111	0.13	1.00	\$358.82	\$358.82	211 HEARTHSTONE DR
2	761	59414003000	111	0.13	1.00	\$358.82	\$358.82	207 HEARTHSTONE DR
2	762	59414004000	111E	0.13	1.00	\$358.82	\$358.82	203 HEARTHSTONE DR
2	763	59414005000	111	0.12	1.00	\$358.82	\$358.82	199 HEARTHSTONE DR
2	764	59414006000	111	0.12	1.00	\$358.82	\$358.82	195 HEARTHSTONE DR
2	765	59414007000	111	0.18	1.00	\$358.82	\$358.82	191 HEARTHSTONE DR
2	766	59414008000	111	0.11	1.00	\$358.82	\$358.82	187 HEARTHSTONE DR
2	767	59414009000	111	0.11	1.00	\$358.82	\$358.82	183 HEARTHSTONE DR
2	768	59414010000	111	0.11	1.00	\$358.82	\$358.82	179 HEARTHSTONE DR
2	769	59414011000	111E	0.12	1.00	\$358.82	\$358.82	175 HEARTHSTONE DR
2	770	59414012000	111E	0.11	1.00	\$358.82	\$358.82	171 HEARTHSTONE DR
2	771	59414013000	111E	0.11	1.00	\$358.82	\$358.82	167 HEARTHSTONE DR
2	772	59414014000	111E	0.11	1.00	\$358.82	\$358.82	163 HEARTHSTONE DR
2	773	59414015000	111E	0.18	1.00	\$358.82	\$358.82	159 HEARTHSTONE DR
2	774	59414016000	111	0.11	1.00	\$358.82	\$358.82	155 HEARTHSTONE DR
2	775	59414017000	111	0.12	1.00	\$358.82	\$358.82	151 HEARTHSTONE DR
2	776	59414018000	111	0.11	1.00	\$358.82	\$358.82	147 HEARTHSTONE DR
2	777	59414019000	111	0.11	1.00	\$358.82	\$358.82	143 HEARTHSTONE DR
2	778	59414020000	111	0.11	1.00	\$358.82	\$358.82	139 HEARTHSTONE DR
2	779	59414021000	111	0.18	1.00	\$358.82	\$358.82	135 HEARTHSTONE DR
2	780	59414022000	111	0.12	1.00	\$358.82	\$358.82	131 HEARTHSTONE DR
2	781	59414023000	111	0.12	1.00	\$358.82	\$358.82	127 HEARTHSTONE DR
2	782	59414024000	111E	0.12	1.00	\$358.82	\$358.82	123 HEARTHSTONE DR
2	783	59414025000	111E	0.11	1.00	\$358.82	\$358.82	119 HEARTHSTONE DR
2	784	59414026000	111	0	1.00	\$358.82	\$358.82	115 HEARTHSTONE DR
2	785	59414027000	111E	0	1.00	\$358.82	\$358.82	111 HEARTHSTONE DR
2	786	59414028000	111	0.11	1.00	\$358.82	\$358.82	107 HEARTHSTONE DR
2	787	59414029000	111	0.12	1.00	\$358.82	\$358.82	103 HEARTHSTONE DR
2	788	59415001000	80	0.01	-	\$358.82	\$0.00	
					860.40		\$ 308,728.73	



	ASMT		USE			FLOOR	ESD	ACREAGE	2025-26	
ZONE	NO.	APN	CODE	ESD	ACRES	SPACE SF	FACTOR	FACTOR	ASSESSMENT	PROPERTY ADDRESS
3	13	59020045000	50	0	3.99	0	\$225.22	\$1,109.00	\$0.00	OPEN SPACE
3	14	59020051000	50	12.53	2.79	18,795	\$225.22	\$1,109.00	\$5,916.11	418 NAPA JUNCTION Tractor Supply Co Retail
3	14	59020052000	50	1.00	1.14	1,500	\$225.22	\$1,109.00	\$1,489.49	418 NAPA JUNCTION Tractor Supply Co Parking lot
3	15	59020047000	50	4.66	1.01	6,990	\$225.22	\$1,109.00	\$2,169.62	406 NAPA JUNCTION Verizon
3	16	59020048000	50	1.33	1.00	1,995	\$225.22	\$1,109.00	\$1,408.55	408 NAPA JUNCTION Taco Bell
3	17	59020049000	50	4.56	1.08	6,840	\$225.22	\$1,109.00	\$2,224.72	410 NAPA JUNCTION DD, Mt. Mikes, etc.
3	18	59020050000	50	151.40	5.97	5,100	\$225.22	\$1,109.00	\$40,718.92	440 NAPA JUNCTION Apts. & Clubhouse - 148 units
3	1	59351007000	80	0	0.26	0	\$225.22	\$1,109.00	\$0.00	
3	2	59351008000	80	0	1.01	0	\$225.22	\$1,109.00	\$0.00	
3	3	59351010000	51	113.17	13.96	169,755	\$225.22	\$1,109.00	\$40,969.68	7011 MAIN ST Walmart
3	4	59351011000	81	0	2.81	0	\$225.22	\$1,109.00	\$0.00	MAIN STREET PARK
3	5	59351012000	218	216.00	10.00	0	\$225.22	\$1,109.00	\$59,737.35	5500 EUCALYPTUS DR Lodge Apts - 216 units
3	6	59351013000	51	2.09	0.86	3,135	\$225.22	\$1,109.00	\$1,424.45	401 NAPA JUNCTION Gas Station
3	7	59351014000	51	4.53	0.79	6,795	\$225.22	\$1,109.00	\$1,896.36	7021 MAIN ST Retail Stores
3	8	59351015000	51	1.09	1.19	1,635	\$225.22	\$1,109.00	\$1,565.19	6055 MAIN ST Sonic Drive-In
3	9	59351016000	51	7.47	1.41	11,205	\$225.22	\$1,109.00	\$3,246.08	6040 MAIN ST #142 Coldwell Bank
3	10	59352001000	51	12.83	2.36	19,245	\$225.22	\$1,109.00	\$5,506.80	5055 MAIN ST #100 Panda Expess, Round Table, Bank
3	11	59352002000	513	38.26	2.48	16,890	\$225.22	\$1,109.00	\$11,367.21	5001 MAIN ST Holiday Inn Express
				570.92	46.04	-			\$179,640.52	

Asmt No.12 (now deleted), former APN 59020001000, was subdivided into six new parcel numbers at the time of the filing of the FY 2106-17 Engineer's Report. The new APN's are shown above (059-020-045 through 059-020-050) and will be assessed according to the established rate and Method of Apportionment described in the Engineer's Report and as adopted by City Council Resolution No. 2016-57.

Assessment No. 14, former APN 059-020-046, was subdivided into parcels 051 and 052 for the 2017/18 levy.

ESD for each parcel is determined by dividing the commercial floor space SF by 1,500 (minimum 1,500) and adding any residential units

Am Cy FY 25-26 Final Eng Report

Final Audit Report 2025-07-16

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By: Noni Thomas (nthomas@americancanyon.gov)

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