

CASCADE CROSSING PRD (Reso 13-151)

FY 21/22 TAX ASSESSMENTS

			EVEN TOTAL	
73223	PARCEL CHARGE	ROAD MAINT		
	All Properties*	\$	532.60	\$ 532.60
*Subject to annual adjustment based on the Consumer Price Index, as set forth in the <i>San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers</i> as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2012/13 \$423.00)				

USE FEBRUARY MONTH ENDING POSTED DATA

3 YEAR COMPARISON				
FY19/20	%	FY20/21	%	FY21/22
RATE INCREASE	CHNG	RATE INCREASE	CHNG	RATE INCREASE
\$ 509.45	2.9%	\$ 524.22	1.6%	\$ 532.61

NOT EVEN SEE COLUMN J

CEDAR GLEN PRD (Reso 14-370)

			EVEN TOTAL	
73226	PARCEL CHARGE	ROAD MAINT		
	All Properties*	\$	530.90	\$ 530.90
*Subject to annual adjustment based on the Consumer Price Index, as set forth in the <i>San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers</i> as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15 \$433.45)				

USE FEBRUARY MONTH ENDING POSTED DATA

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
\$ 507.81	2.9%	\$ 522.54	1.6%	\$ 530.91

NOT EVEN SEE COLUMN J

ECHO RIDGE PRD (Reso 14-369)

			EVEN TOTAL	
73225	PARCEL CHARGE	ROAD MAINT		
	All Properties*	\$	305.16	\$ 444.24
*To be levied annually at the rate of \$444.24 per single family residential parcel per fiscal year for years 1 - 5 and then \$291.88 per single family residential parcel per fiscal year for each subsequent year continuing indefinitely for each fiscal year thereafter. Adjustment based on the Consumer Price Index, as set forth in the <i>San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers</i> as of April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2014/15 \$444.24)				
				1st year levied 14/15

USE FEBRUARY MONTH ENDING POSTED DATA

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
\$ 291.88	2.9%	\$ 300.34	1.6%	\$ 305.16

GREENWOOD FOREST ESTATES PRD (Reso 96-007; revised 16-111)

			EVEN TOTAL	
53301	SPECIAL TAX	ROAD MAINT		
	Land Only	\$	373.00	\$ 373.00
	Land / Improvements*	\$	848.54	\$ 848.54
	APN 035-080-008-000*	\$	675.44	\$ 675.44
	APN 035-080-009-000*	\$	698.04	\$ 698.04
*Per resolution 16-111, subject to 2.5% annual inflationary adjustment for all improved parcels within the PRD for Road Maintenance beginning in Fiscal Year 2016/17 and continuing indefinitely for each fiscal year thereafter. Land only is not subject to adjustment.				

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
\$ 373.00	2.50%	\$ 373.00	2.50%	\$ 373.00
\$ 807.66	20.19%	\$ 827.84	20.70%	\$ 848.54
\$ 642.90	16.07%	\$ 658.96	16.47%	\$ 675.44
\$ 664.42	16.61%	\$ 681.02	17.03%	\$ 698.04

HIGGINS WOODRIDGE PRD (RESO 18-607)

APN 057-260-017-000: all parcels under one APN at this time

			EVEN TOTAL	
	SPECIAL TAX	ROAD MAINT		
	Acres			
057-260-024-000	5.52 Parcel 1	\$	8,246.62	\$ 8,246.62
057-260-020-000	1.95 Parcel 2	\$	2,913.22	\$ 2,913.22
057-260-019-000	0.96 Parcel 3	\$	1,434.18	\$ 1,434.18
057-260-023-000	1.23 Parcel 4	\$	1,837.58	\$ 1,837.58
057-260-022-000 & 057-260-025-000	- open space, no charge		\$ -	\$ -
057-260-026-000	3.06 Parcel 6	\$	4,571.50	\$ 4,571.50
057-260-021-000	0.79 Parcel 7	\$	1,180.22	\$ 1,180.22
		\$	20,183.32	\$ 20,183.32

Per resolution 18-607: The parcel charge will be levied annually at the rate of \$1,428.94 per acre per fiscal year, beginning in Fiscal Year beginning in Fiscal Year 2019/20, and continuing indefinitely for each fiscal year thereafter. The Parcel Charge shall be adjusted annually based on the Consumer Price Index, as set forth in the *San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban customers* as of January 1st each calendar year, not to exceed five percent (5%) in any one year.

USE DECEMBER MONTH ENDING POSTED DATA

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
	Rounding			
\$ 7,887.74	2.5%	\$ 8,084.92	2.0%	\$ 8,246.62
\$ 2,786.44	69.66%	\$ 2,856.10	57.12%	\$ 2,913.22
\$ 1,371.78	34.29%	\$ 1,406.06	28.12%	\$ 1,434.18
\$ 1,757.60	43.94%	\$ 1,801.54	36.03%	\$ 1,837.58
\$ 4,372.56	109.31%	\$ 4,481.86	89.64%	\$ 4,571.50
\$ 1,128.86	28.22%	\$ 1,157.08	23.14%	\$ 1,180.22
\$ 19,304.98		\$ 19,787.57		\$ 20,183.32

RIDGE VIEW WOODLANDS PRD (Reso 01-297; revised 15-502)					FY19/20	%	FY20/21	%	FY21/22
53312	SPECIAL TAX		ROAD MAINT	EVEN TOTAL		CHNG		CHNG	
	All Properties		\$ 485.00	\$ 485.00		1.1%		3.8%	
	APN 052-210-014-000*	APN 052-210-015-000*	\$ 582.30	\$ 582.30					
	APN 052-210-016-000*	APN 052-210-017-000*	\$ 582.30	\$ 582.30					
	APN 052-210-018-000*	APN 052-210-019-000*	\$ 582.30	\$ 582.30					
	*Subject to annual adjustment based on the Consumer Price Index, as set forth in the <i>San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers</i> as of July 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2015/16 \$485.00)								

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
	1.1%		3.8%	
\$ 485.00		\$ 485.00		\$ 485.00
\$ 554.88	\$ 6.10	\$ 560.98	\$ 21.32	\$ 582.30
\$ 554.88	\$ 6.10	\$ 560.98	\$ 21.32	\$ 582.30
\$ 554.88	\$ 6.10	\$ 560.98	\$ 21.32	\$ 582.30

NO INCREASE
 USE APRIL MONTH ENDING POSTED DATA
 unable to use current year June, due to timing of resolution

RIDGETOP AT HARMONY RIDGE PRD (Reso 13-172)					FY19/20	%	FY20/21	%	FY21/22
73224	PARCEL CHARGE		ROAD MAINT	EVEN TOTAL		CHNG		CHNG	
	Phase 1*		\$ 584.66	\$ 584.66		2.0%	should have been	2.0%	
	Phase 2 through Phase 6*		\$ 935.46	\$ 935.46					
	Unrecorded Parcels*		\$ 941.28	\$ 941.28					
	*Subject to annual adjustment based on the <i>Construction Cost Index</i> , as set forth for San Francisco and Los Angeles as of April 1st each calendar year, not to exceed 2% per annum. (Base charges Fiscal Year 2012/13: Phase 1 \$500.00, Phase 2 through Phase 6 \$800.00; Undeveloped Parcels \$805.00)								

FY19/20	%	FY20/21	%	FY21/22
	CHNG		CHNG	
	2.0%	should have been	2.0%	
\$ 561.96	\$ 11.24	\$ 573.20	\$ 11.46	\$ 584.66
\$ 899.14	\$ 17.98	\$ 917.12	\$ 18.34	\$ 935.46
\$ 904.74	\$ 18.09	\$ 922.82	\$ 18.46	\$ 941.28

USE FEBRUARY MONTH ENDING POSTED DATA

SKI TOWN II PRD (RESO 96-286; revised 20-448)					Snow RMVL		Rd. Maint		Snow RMVL	
PARCEL CHARGE	SNOW REMOVAL	ROAD Maint	EVEN TOTAL		Snow RMVL FY20/21	Rd. Maint FY20/21	% CHNG	Rd. Maint FY21/22	% CHNG	Snow RMVL FY21/22
Ski Town II Subdivision (100%)							2.0%		2.0%	
Land Only	\$ 280.50	\$ 55.40	\$ 335.90		\$ 275.00	\$ 54.32	\$ 1.09	\$ 55.41	\$ 5.50	\$ 280.50
Land / Improvements	\$ 836.40	\$ 87.82	\$ 924.22		\$ 820.00	\$ 86.10	\$ 1.72	\$ 87.82	\$ 16.40	\$ 836.40
Other (25%)										
Land Only	\$ 280.50	\$ 13.58	\$ 294.08		\$ 275.00	\$ 13.32	\$ 0.27	\$ 13.59	\$ 5.50	\$ 280.50
Land / Improvements	\$ 836.40	\$ 21.96	\$ 858.36		\$ 820.00	\$ 21.53	\$ 0.43	\$ 21.96	\$ 16.40	\$ 836.40

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Per resolution 20-448: Snow removal to be levied annually at the rate of \$275.00 per unimproved parcel and \$820.00 per improved parcel per fiscal year, beginning in Fiscal Year 2020/21, and continuing indefinitely for each fiscal year thereafter, with annual adjustments beginning in fiscal year 2021/22 as set forth in the *San Francisco Area Consumer Price Index*, as of January 1st (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

USE DECEMBER MONTH ENDING POSTED DATA

Road maintenance to be charged beginning in fiscal year 2020/21 and continuing indefinitely for each fiscal year thereafter as set for in the *San Francisco Area Consumer Price Index*, as of January 1st (posted as December month ending data) of each calendar year, not to exceed 5% per annum.

	FY 20/21
Ski Town II Subdivision (100%)	Road Maintenance Starting Values
Land Only	\$ 54.32
Land / Improvements	\$ 86.10
Other (25%)	
Land Only	\$ 13.32
Land / Improvements	\$ 21.53

Table A. San Francisco-Oakland-Hayward, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2017		2018		2019		2020		2021	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.8	3.4	1.4	3.6	0.5	3.5	0.9	2.9	0.5	1.6
April	1.1	3.8	0.8	3.2	1.2	4.0	-0.5	1.1	1.7	3.8
June	0.3	3.5	0.9	3.9	0.2	3.2	0.7	1.6		
August	0.2	3.0	0.6	4.3	0.1	2.7	0.0	1.6		
October	0.6	2.7	0.7	4.4	1.0	3.0	0.5	1.1		
December	-0.1	2.9	0.1	4.5	-0.5	2.5	0.4	2.0		

CALIFORNIA CONSTRUCTION COST INDEX 2016-2020



Month	2020	2019	2018	2017	2016
January	6995	6684	6596	6373	6106
February	6945	6700	6596	6373	6132
March	6947	6616	6596	6373	6248
April	6955	6841	6596	6461	6249

California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January					7090
February	Feb 2021 7102 Feb 2020 6945 Difference 157				7102
March	% Change = $157/6945 = 2.3\%$				7130
April					7150
May					7712