

CASCADE CROSSING PRD (Reso 13-151)					FY 22/23 TAX ASSESSMENTS					3 YEAR COMPARISON						
					EVEN TOTAL		FY20/21		% CHNG		FY21/22		% CHNG		FY22/23	
							RATE INCREASE		%		RATE INCREASE		%		RATE INCREASE	
73223	PARCEL CHARGE		ROAD MAINT			TOTAL										
	All Properties*		\$	532.60		\$ 532.60		\$ 524.22	\$ 8.39	1.6%		\$ 532.60	\$ -	0.0%		\$ 532.60
*Subject to annual adjustment 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 April 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2012/13 \$423.00)																
For Fiscal Year 2022-23, inflation factor suspended due to high level of fund balance, necessity for inflator will be determined on an annual basis going forward.																
										USE FEBRUARY MONTH ENDING POSTED DATA						
CEDAR GLEN PRD (Reso 14-370)					EVEN TOTAL		FY20/21		% CHNG		FY21/22		% CHNG		FY22/23	
73226	PARCEL CHARGE		ROAD MAINT			TOTAL										
	All Properties*		\$	557.44		\$ 557.44		\$ 522.54	\$ 8.36	1.6%		\$ 530.90	\$ 26.55	5.0%		\$ 557.45
*Subject to annual adjustment 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 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						
ECHO RIDGE PRD (Reso 14-369)					EVEN TOTAL		FY20/21		% CHNG		FY21/22		% CHNG		FY22/23	
73225	PARCEL CHARGE		ROAD MAINT			TOTAL										
	All Properties*		\$	320.40		\$ 320.40		\$ 300.34	\$ 4.81	1.6%		\$ 305.16	\$ 15.26	5.0%		\$ 320.41
*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 San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Customers 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)																
										USE FEBRUARY MONTH ENDING POSTED DATA						
GREENWOOD FOREST ESTATES PRD (Reso 96-007; revised 16-111)					EVEN TOTAL		FY20/21		% CHNG		FY21/22		% CHNG		FY22/23	
53301	SPECIAL TAX		ROAD MAINT			TOTAL										
	Land Only		\$	373.00		\$ 373.00		\$ 373.00		2.50%		\$ 373.00		2.50%		\$ 373.00
	Land / Improvements*		\$	869.76		\$ 869.76		\$ 827.84	\$ 20.70			\$ 848.54	\$ 21.21			\$ 869.76
	APN 035-080-008-000*		\$	692.32		\$ 692.32		\$ 658.96	\$ 16.47			\$ 675.44	\$ 16.89			\$ 692.33
	APN 035-080-009-000*		\$	715.48		\$ 715.48		\$ 681.02	\$ 17.03			\$ 698.04	\$ 17.45			\$ 715.49
*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.																
										USE FEBRUARY MONTH ENDING POSTED DATA						
HIGGINS WOODRIDGE PRD (RESO 18-607)					EVEN TOTAL		FY20/21		% CHNG		FY21/22		% CHNG		FY22/23	
APN 057-260-017-000: all parcels under one APN at this time																
	SPECIAL TAX	Acres	ROAD MAINT			TOTAL										
	057-260-024-000	5.52 Parcel 1	\$	8,592.98		\$ 8,592.98		\$ 8,084.92	\$ 161.70	2.0%		\$ 8,246.62	\$ 346.36	4.2%		\$ 8,592.98
	057-260-020-000	1.95 Parcel 2	\$	3,035.58		\$ 3,035.58		\$ 2,856.10	\$ 57.12			\$ 2,913.22	\$ 122.36			\$ 3,035.58
	057-260-019-000	0.96 Parcel 3	\$	1,494.42		\$ 1,494.42		\$ 1,406.06	\$ 28.12			\$ 1,434.18	\$ 60.24			\$ 1,494.42
	057-260-023-000	1.23 Parcel 4	\$	1,914.76		\$ 1,914.76		\$ 1,801.54	\$ 36.03			\$ 1,837.58	\$ 77.18			\$ 1,914.76
	057-260-022-000 & 057-260-025-000	- open space, no charge				\$ -										
	057-260-026-000	3.06 Parcel 6	\$	4,763.50		\$ 4,763.50		\$ 4,481.86	\$ 89.64			\$ 4,571.50	\$ 192.00			\$ 4,763.50
	057-260-021-000	0.79 Parcel 7	\$	1,229.78		\$ 1,229.78		\$ 1,157.08	\$ 23.14			\$ 1,180.22	\$ 49.57			\$ 1,229.79
			\$	21,031.02		\$ 21,031.02		\$ 19,787.57				\$ 20,183.32				\$ 21,031.02
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						

RIDGE VIEW WOODLANDS PRD (Reso 01-297; revised 15-502)				EVEN TOTAL	
53312	SPECIAL TAX	ROAD MAINT			
	All Properties	\$	485.00	\$ 485.00	NO INCREASE
	APN 052-210-014-000*		611.42	\$ 611.42	
	APN 052-210-016-000*		611.42	\$ 611.42	
	APN 052-210-018-000*		611.42	\$ 611.42	

FY20/21	% CHNG	FY21/22	% CHNG	FY22/23
	3.8%		5.0%	
\$ 485.00		\$ 485.00		\$ 485.00
\$ 560.98	\$ 21.32	\$ 582.30	\$ 29.12	\$ 611.42
\$ 560.98	\$ 21.32	\$ 582.30	\$ 29.12	\$ 611.42
\$ 560.98	\$ 21.32	\$ 582.30	\$ 29.12	\$ 611.42

*Subject to annual adjustment 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 July 1st each calendar year, not to exceed five percent (5%) in any one year. (Base charge Fiscal Year 2015/16 \$485.00)

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)				EVEN TOTAL	
73224	PARCEL CHARGE	ROAD MAINT			
	Phase 1*	\$	596.36	\$ 596.36	
	Phase 2 through Phase 6*	\$	954.16	\$ 954.16	
	Unrecorded Parcels*	\$	960.10	\$ 960.10	

FY20/21	% CHNG	FY21/22	% CHNG	FY22/23
	2.0%		2.0%	
\$ 573.20	\$ 11.46	\$ 584.66	\$ 11.69	\$ 596.36
\$ 917.12	\$ 18.34	\$ 935.46	\$ 18.71	\$ 954.16
\$ 922.82	\$ 18.46	\$ 941.28	\$ 18.83	\$ 960.11
				\$ 2,510.63

*Subject to annual adjustment based on the **Construction Cost Index**, 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)

USE FEBRUARY MONTH ENDING POSTED DATA

16.77%

IF NOT EVEN, SEE COLUMN J

SKI TOWN II PRD (RESO 96-286; revised 20-448)				EVEN TOTAL
PARCEL CHARGE	SNOW REMOVAL	ROAD Maint		
Ski Town II Subdivision (100%)				
Land Only	\$ 292.28	\$ 57.72		\$ 350.00
Land / Improvements	\$ 871.52	\$ 91.50		\$ 963.02
Other (25%)				
Land Only	\$ 292.28	\$ 14.14		\$ 306.42
Land / Improvements	\$ 871.52	\$ 22.88		\$ 894.40

Snow RMVL		Rd. Maint		Snow RMVL	
FY21/22	FY21/22	% CHNG	Rd. Maint FY22/23	% CHNG	FY22/23
2%	2%		4.2%		4.2%
\$ 280.50	\$ 55.40	\$ 2.33	\$ 57.72	\$ 11.78	\$ 292.28
\$ 836.40	\$ 87.82	\$ 3.69	\$ 91.50	\$ 35.13	\$ 871.52
\$ 280.50	\$ 13.58	\$ 0.57	\$ 14.14	\$ 11.78	\$ 292.28
\$ 836.40	\$ 21.96	\$ 0.92	\$ 22.88	\$ 35.13	\$ 871.52

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	2018		2019		2020		2021		2022	
	2-month	12-month								
February	1.4	3.6	0.5	3.5	0.9	2.9	0.5	1.6	1.4	5.2
April	0.8	3.2	1.2	4.0	-0.5	1.1	1.7	3.8	1.5	5.0
June	0.9	3.9	0.2	3.2	0.7	1.6	0.0	3.2		
August	0.6	4.3	0.1	2.7	0.0	1.6	0.5	3.7		
October	0.7	4.4	1.0	3.0	0.5	1.1	0.7	3.8		
December	0.1	4.5	-0.5	2.5	0.4	2.0	0.8	4.2		

California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January				8151	7090
February	FEB 2022 8293 FEB 2021 7102			8293	7102
March	DIFFERNCE 1191 % CHANGE = $1191/7102 = 16.77\%$			8736	7130
April				8903	7150