

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2012-1 (Kiernan Business Park South)
(209) 577-5211

Description	Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Maximum One-Time Facilities Special Tax (Annexed Properties)¹				
APN 078-018-021 ⁽²⁾		\$1,923,748.62	<i>Lot</i>	Permit
APN 078-018-021 ⁽²⁾		\$2,563,081.60	<i>Lot</i>	Permit
APN 078-018-027		\$4,193,004.82	<i>Lot</i>	Permit
APN 078-018-036		\$0.00	<i>Lot</i>	Permit
Maximum One-Time Facilities Special Tax (Non-Annexed Properties)¹				
APN 078-018-031		\$4,315,221.76	<i>Lot</i>	Permit
APN 078-018-035		\$3,181,686.84	<i>Lot</i>	Permit

Description	Net Taxable Acreage	Effective July 1, 2020 through June 30, 2021	Per	Due at
Maximum Annual Maintenance Special Tax³				
	% of Total Acres	56.06		
APN 078-018-021 ⁽²⁾	12.25%	6.87	\$13,811.40	<i>Developed Lot</i> Annually
APN 078-018-021 ⁽²⁾	14.84%	8.32	\$16,726.48	<i>Developed Lot</i> Annually
APN 078-018-027	25.49%	14.29	\$28,728.52	<i>Developed Lot</i> Annually
APN 078-018-031	24.97%	14.00	\$28,145.48	<i>Developed Lot</i> Annually
APN 078-018-035	17.77%	9.96	\$20,023.50	<i>Developed Lot</i> Annually
Retail	0.00%		\$0.00	<i>Developed Lot</i> Annually
Hotel	0.00%		\$0.00	<i>Developed Lot</i> Annually
APN 078-018-036	4.67%	2.62	\$5,267.22	<i>Developed Lot</i> Annually

Division Endnotes

¹ The One-Time Facilities Special Tax shall be collected prior to a final building permit being issued for new construction of any structure on Taxable Property within CFD No. 2012-1 and shall be immediately delinquent if not so paid. The tax is adjusted annually per SF ENR or 4% (whichever is greater). Beginning in January 2013 and each January thereafter, the Maximum One-Time Facilities Special Tax shall be adjusted annually by the greater of: (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available; or (ii) four percent (4%). Each annual adjustment shall become effective on January 1 of the calendar year for which the annual adjustment was made.

² At the time of CFD Formation, APN 078-018-021 was anticipated to be subdivided into two separate parcels based on a preliminary parcel map submitted to the City.

³ The Annual Maintenance Special Tax is levied and collected at the same time as property taxes. It is a perpetual fee that pays for authorized services and administrative expenses and cures delinquencies. The tax is adjusted annually per SF ENR or 4% (whichever is greater). The annual adjustment shall become effective on July 1 of the calendar year in which the adjustment was made.