

**THE ESTATES
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 06-1
FISCAL YEAR 2016/2017
ANNUAL ASSESSMENT REPORT**



**2060 McHenry Avenue
Escalon, CA 95320
(209) 691-7400**

**Intent Meeting:
Public Hearing:**

**May 2, 2016
May 16, 2016**

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ENGINEER'S REPORT

CITY OF ESCALON

THE ESTATES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

DATED: May 16, 2016




BY: K. Dennis Klingelhofer
Assessment Engineer
R.C.E. No. 50255

INTRODUCTION

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIII D (the "California Constitution") the City Council of the City of Escalon (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Estates Landscape and Lighting Maintenance District No. 06-1 (the "District") for Fiscal Year 2016/2017. Said Resolution called for the preparation and filing of an annual report (the "Report") pursuant to Chapter 1, Article 4 of the 1972 Act, beginning with section 22565, presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the District.

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the San Joaquin County Assessor's Office. The San Joaquin County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- The location of the District and the specific improvements to be maintained and serviced.
- The proposed assessments to be levied for 2016/2017, by parcel and by District (See table below).
- How the District costs are allocated and apportioned to the assessable parcels.
- A diagram showing the District boundaries.
- A listing of properties to be assessed, by APN, and the corresponding assessment amounts.

ASSESSMENT SUMMARY

Total Assessable Costs	Assessable Units	Assessment Rate
\$9,034.74	39	\$231.66



SECTION I – PLANS AND SPECIFICATIONS

DESCRIPTION OF THE DISTRICT AND BOUNDARIES

The District was formed for the purpose of ensuring the ongoing operation, maintenance and servicing of certain landscape and lighting improvements within the boundaries of the District. Said improvements are detailed below under "Improvements and Services Provided".

The Estates Landscape Maintenance District No. 06-1 is within the boundaries of the City and is located north of Narcissus Way, south of APN number 247-150-63, east of McHenry Avenue and west of APN 247-150-36.

The District was formed on July 17, 2006 when the City Council adopted its Resolution No. 06-18. The sole property owner at that time was Escalon Estates, LLC.

The District is comprised of the residential development known as The Estates and consists of thirty four developed single family residential parcels and four commercial parcels, three of which are currently developed.

IMPROVEMENTS AND SERVICES PROVIDED

The following are the specific improvements which are maintained and serviced within the District:

- Maintenance and utility costs for 14 street lights located throughout the interior and exterior of the tract.
- Landscape maintenance along the Narcissus Way and McHenry Avenue frontages, including street trees in wells.
- Masonry wall maintenance.
- Street trees along interior streets of the tract.
- Graffiti abatement on exterior masonry walls of tract.
- Landscape maintenance in the neighborhood park located at 1568 Narcissus Way.
- Utilities including water and electricity for landscaping and lighting.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.



SECTION II – METHOD OF APPORTIONMENT

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:

“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 assessable lots or parcels in proportion to the estimated benefits received by each such lot or parcel from the improvements”

The method of apportionment described in this Report for the allocation of special benefit assessments utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

DESCRIPTION OF BENEFIT

Why is it a Special Benefit?

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties. The improvements for which the properties are assessed have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each tract. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of the properties within the District.

General Benefit

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the tract and are for the sole benefit of properties within the District. It has been determined therefore, any access or use by properties or individuals outside the District is completely incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to said outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable parcel or unit receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

“Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large”

The special benefits associated with local landscaping improvements are specifically:

- Enhanced desirability of properties due to proximity and accessibility of the improvements.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and consequent reduction of possible property damage.
- Improved traffic visibility and circulation.
- Improved accessibility for emergency vehicles.
- Reduced vandalism and other criminal activity.
- Enhanced environmental quality provided by adequate green space and other landscaping which helps moderate temperatures, reduce noise pollution and control dust and debris.

ASSESSMENT RANGE FORMULA

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***“may be adjusted for inflation pursuant to a clearly defined formula...”*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment for this District and was approved by the property owner(s) at the time of formation. The formula, as described below, allows for annual adjustments to the budget and the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Brown Act excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public...and that was previously adopted by the agency..."

The initial maximum assessment for this District was established at the time of formation and was assessed for the first time during the 2006/2007 fiscal year. That initial maximum assessment was \$445.06 per Equivalent Dwelling Unit ("EDU"). This initial maximum assessment has been adjusted each subsequent fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment established in fiscal year 2006/2007, adjusted annually by the greater of the Bureau of Labor Statistics, Consumer Price Index for the month of April, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area or three percent (3%). Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the greater of CPI or 3% shall be applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the current fiscal year.
- If the proposed annual assessment rate (levy per EDU) for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the formation of the District (2007/2008) and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate has been established for each fiscal year using the Assessment Range Formula described above. Based on the actual April CPI, shown in the table below, the Maximum Assessment Rate for the upcoming fiscal year (2016/2017) shall be **\$599.86**. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered to be an increased assessment under the terms of Proposition 218 or the Brown Act.

The table on the following page shows the April CPI, the Allowable Increase, the Adjusted Maximum Assessment and the Actual Annual Assessment since the formation of the District.

Fiscal Year	April CPI	Allowable Increase	Adjusted Maximum Assessment	Actual Annual Assessment
2006/2007	-	-	\$445.06	\$222.52
2007/2008	3.3%	3.3%	\$459.74	\$459.30
2008/2009	2.9%	3.0%	\$473.53	\$473.52
2009/2010	0.8%	3.0%	\$487.74	\$348.74
2010/2011	1.7%	3.0%	\$502.37	\$180.80
2011/2012	2.8%	3.0%	\$517.44	\$0.00
2012/2013	2.1%	3.0%	\$532.97	\$0.00
2013/2014	2.4%	3.0%	\$548.96	\$47.38
2014/2015	2.8%	3.0%	\$565.43	\$183.88
2015/2016	2.4%	3.0%	\$582.39	\$205.26
2016/2017	2.7%	3.0%	\$599.86	\$231.66

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a mailed protest balloting process before any such new or increased assessment can be imposed. A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those returned ballots by the financial obligation of each parcel.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel is based on the improvements benefitting the parcels, as well as the use, or type, of each parcel that benefits from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Equivalent Dwelling Unit ("EDU") method of apportionment. This method utilizes various property characteristics such as development status, type of development (land-use) and size (units or acreage) to compare the proportional benefit of each property compared to other properties benefitting from the improvements.



The District is comprised of two parcel types, residential and commercial. The residential parcels are single family residential parcels ("SFR") and as such are deemed to receive equal benefit from the improvements. Each SFR parcel therefore is assigned 1 unit per parcel or 1 EDU. Each commercial parcel also receives similar benefit from the improvements due to their relatively small size and proximity to the improvements. The total EDU is then divided into the "Total Balance to Assessment" (as shown in Section III of this Report) to determine the annual assessment rate. The EDU for each parcel is then multiplied by the annual assessment rate to determine the annual assessment for each parcel.

SECTION III – DISTRICT BUDGET

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs of the District have been prepared based on the estimated and recent historical costs of the District. The 2016/2017 District budget is shown in the table on the following page.

DIRECT COSTS	
Utility – Water (based on prior year consumptions)	\$1,250.00
Contract Services – Street Lights (14 lights @ avg. of \$7.74 each – monthly)	1,300.00
Contract Services – Park Maintenance (\$270 monthly contract plus incidentals) (examples: tree maintenance & replacement, sprinkler repairs, etc.)	3,440.00
Professional Services – Public Works (inspection, repairs & maintenance)	250.00
Contingency	0.00
Direct Costs Sub-Total	\$6,240.00
ADMINISTRATIVE COSTS	
Professional Services – Engineer (Harris & Assoc. charge of \$ 220.00 per quarter)	\$880.00
General Government Charge (City administrative fee @ 10% of Direct Costs)	624.00
County Administration Fee (1% of the Total Balance to Assessment)	90.34
Rounding Adjustment (to make an even penny for tax roll purposes)	0.40
Administrative Costs Sub-Total	\$1,594.74
SUBTOTAL OF DIRECT AND ADMINISTRATIVE COSTS	\$7,834.74
Operating Reserve Collection/(Reduction)	1,200.00
TOTAL BALANCE TO ASSESSMENT	\$9,034.74
Total Assessable Parcels/EDU	39
ASSESSMENT PER PARCEL/EDU	\$231.66
OPERATING FUND	
Estimated Reserve Fund Beginning Balance as of July 1, 2016	\$2,554.23
Operating Reserve Collection – Fiscal Year 2016/2017	1,200.00
Estimated Reserve Fund Balance Ending June 30, 2017	\$3,754.23

Section 22569 (a) of the 1972 Act allows the District assessments to "...include a reserve which shall not exceed the estimated costs of maintenance and servicing 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."

DESCRIPTION OF BUDGET ITEMS

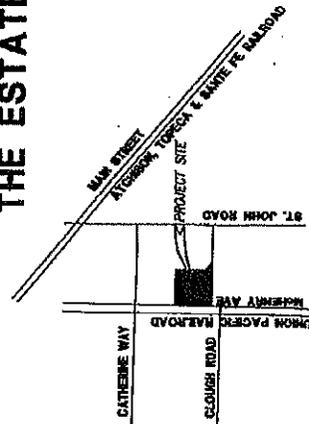
- **Utility – Water:** The costs to provide water utilities for the landscaping improvements within the District.
- **Contract Services – Street Lights:** The contracting costs associated with the Modesto Irrigation District to provide electricity for illumination and maintenance of the street lights and poles within the District.
- **Contract Services – Park Maintenance:** The contracting costs associated with a landscaping contractor to perform the landscape maintenance duties associated with the improvements within the District.
- **Professional Services Special – Public Works:** Costs associated with individuals within the Public Works Department who contribute time to inspection of the improvements, necessary repairs and other maintenance.
- **Contingency:** This item covers the costs of repair and/or replacement due to unexpected expenses arising from unforeseen issues such as accidents, vandalism, natural disasters, etc.
- **Professional Services – Engineer:** The contracting costs associated with hiring a company to manage and perform the annual administration duties of the District. These services include preparation of reports, resolutions, assessment rolls and budgets; preparation and placement of assessment amounts onto the County tax rolls; tracking and upkeep of the District database; answer questions for City staff and property owners; and finally, act as an expert resource in matters related to the District.
- **General Government Charge:** Costs associated with individual City employees (City Clerk, City Council, City Manager, Finance Director, City Engineer, etc.) who contribute time to the administration of the District, preparation of meetings, notices, etc.
- **County Administration Fee:** The County costs related to placement of the annual assessment charges onto the tax roll and the generation of annual tax bills related thereto. This charge is the lesser of \$3.00 per parcel or 1% of the total levy amount per District.
- **Estimated Reserve (Operating) Fund Balances:** This item shows the estimated Operating Reserve Fund amounts at the beginning and end of the fiscal year. The estimated ending balance reflects any collections or reductions from the estimated beginning balance.



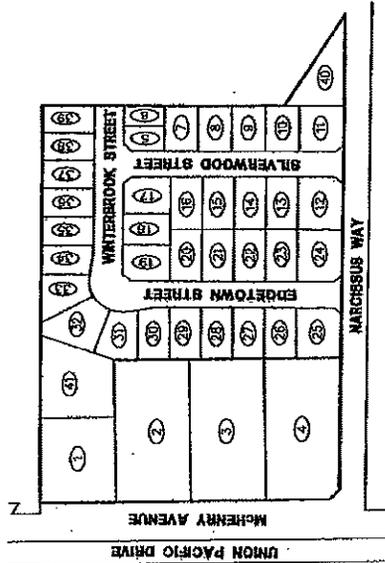
SECTION IV – DISTRICT DIAGRAM

The following page(s) show the Assessment Diagram for The Estates Landscape and Lighting Maintenance District No. 06-1. Also included are copies of the San Joaquin County APN maps showing the individual parcels included within the District. The lines and dimensions shown on maps of the San Joaquin County Assessor for the current year are incorporated by reference herein and made part of this Report.

ASSESSMENT DIAGRAM CITY OF ESCALON COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA



VICINITY MAP
NO SCALE



ASSESSMENT NO.	APN	ASSESSMENT	APN
1	247-150-084-000	1	247-150-084-000
2	247-150-085-000	2	247-150-085-000
3	247-150-086-000	3	247-150-086-000
4	247-150-087-000	4	247-150-087-000
5	247-150-088-000	5	247-150-088-000
6	247-150-089-000	6	247-150-089-000
7	247-150-090-000	7	247-150-090-000
8	247-150-091-000	8	247-150-091-000
9	247-150-092-000	9	247-150-092-000
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11	247-150-094-000	11	247-150-094-000
12	247-150-095-000	12	247-150-095-000
13	247-150-096-000	13	247-150-096-000
14	247-150-097-000	14	247-150-097-000
15	247-150-098-000	15	247-150-098-000
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21	247-150-104-000	21	247-150-104-000
22	247-150-105-000	22	247-150-105-000
23	247-150-106-000	23	247-150-106-000
24	247-150-107-000	24	247-150-107-000
25	247-150-108-000	25	247-150-108-000
26	247-150-109-000	26	247-150-109-000
27	247-150-110-000	27	247-150-110-000
28	247-150-111-000	28	247-150-111-000
29	247-150-112-000	29	247-150-112-000
30	247-150-113-000	30	247-150-113-000
31	247-150-114-000	31	247-150-114-000
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34	247-150-117-000	34	247-150-117-000
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36	247-150-119-000	36	247-150-119-000
37	247-150-120-000	37	247-150-120-000
38	247-150-121-000	38	247-150-121-000
39	247-150-122-000	39	247-150-122-000
40	247-150-123-000	40	247-150-123-000
41	247-150-124-000	41	247-150-124-000

ASSESSMENT NO.	APN
1	247-150-084-000
2	247-150-085-000
3	247-150-086-000
4	247-150-087-000
5	247-150-088-000
6	247-150-089-000
7	247-150-090-000
8	247-150-091-000
9	247-150-092-000
10	247-150-093-000
11	247-150-094-000
12	247-150-095-000
13	247-150-096-000
14	247-150-097-000
15	247-150-098-000
16	247-150-099-000
17	247-150-100-000
18	247-150-101-000
19	247-150-102-000
20	247-150-103-000
21	247-150-104-000

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ESCALON
THIS 17th DAY OF July, 2006.

Mark Valle
CITY CLERK
CITY OF ESCALON
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE ATTACHED DIAGRAM SHOWING THE PROPOSED FORMATION OF THE ESTATES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 06-1 OF THE CITY OF ESCALON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ESCALON AT A REGULAR MEETING THEREOF HELD ON THE 17th DAY OF July, 2006, BY ITS RESOLUTION NO. 22-012.

Mark Valle
CITY CLERK
CITY OF ESCALON
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 18 DAY OF July, 2006, AT THE HOUR OF 10:10 O'CLOCK
A.M. IN BOOK 2 OF THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA.

Gray W. Fagerson by Christina Moreno
COUNTY RECORDER
COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE 2001 COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

DOC. # 2006-153971

17/17/06
Page 1 of 1
Recorded in Official Records
County of San Joaquin, Clerk
Gray W. Fagerson
Notary Public for California
My Comm. Expires 06/30/07



LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- ASSESSMENT NUMBER



NBS

3185 Highway 78 South, Suite 100
Tombala, CA 9522

Local Government Solutions



SCALE 1" = 200'

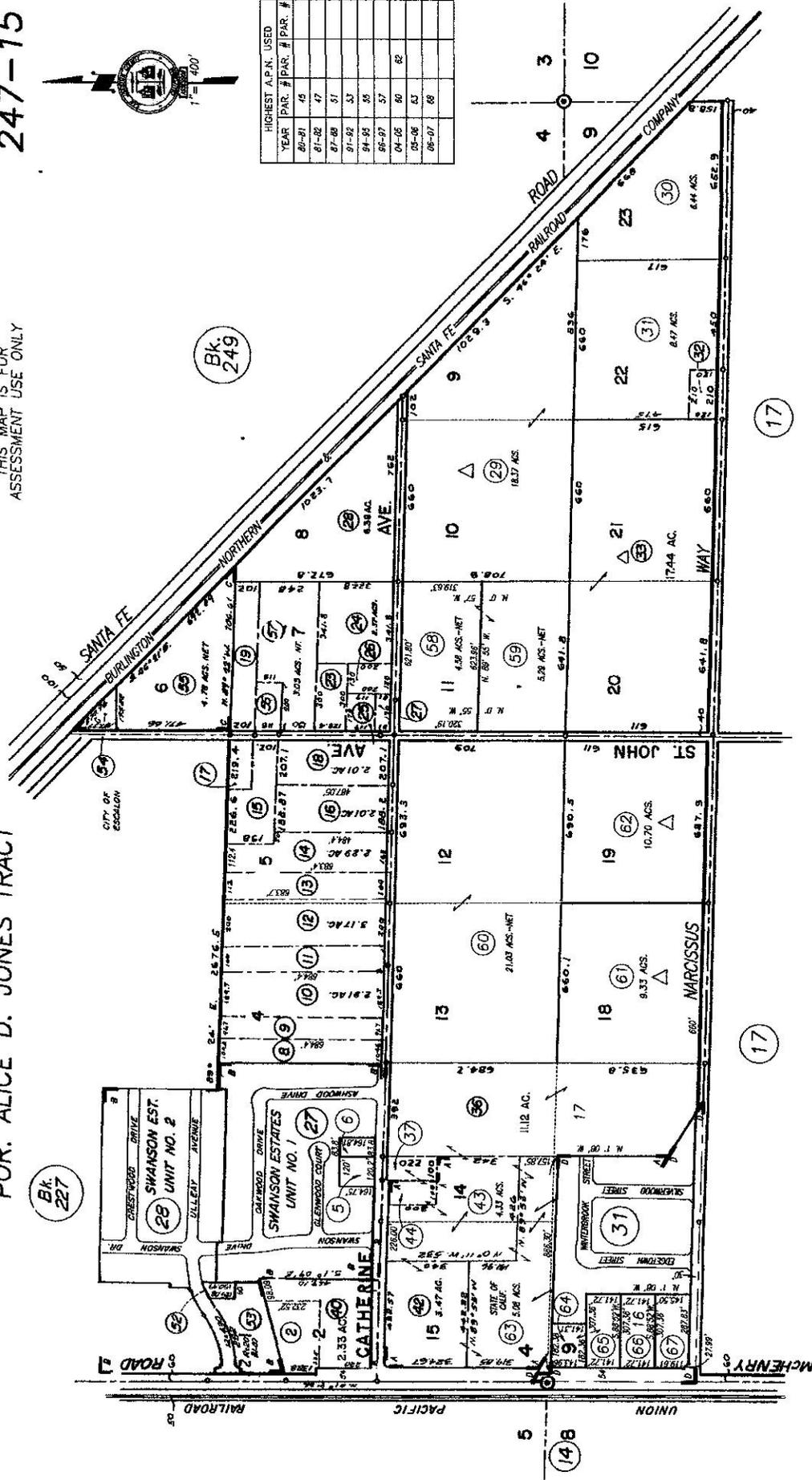
POR. ALICE D. JONES TRACT

THIS MAP IS FOR ASSESSMENT USE ONLY

247-15



HIGHEST A.P.N. USED	YEAR	PAR. #	PAR. #	PAR. #
	80-81	45		
	81-82	47		
	87-88	51		
	91-92	53		
	94-95	55		
	96-97	57		
	04-05	60		62
	08-09	63		
	09-10	65		



CITY OF ESCALON
Assessor's Map Bk. 247 Pg. 15
County of San Joaquin, Calif.

- R. M. Bk. 08 Pg. 056
- A - R. M. Bk. 07 Pg. 076
- B - R. S. Bk. 26 Pg. 178
- C - R. S. Bk. 32 Pg. 147
- D - P. M. Bk. 23 Pg. 106

△ - WILLIAMSON ACT PARCELS
NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

SECTION V – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within the District shall be based on available parcel maps and other property data from the San Joaquin County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A listing of parcels assessed within the District for Fiscal Year 2016/2017, along with the corresponding assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

THE ESTATES LLMD ASSESSMENT LISTING

APN	Lot Number	Assessable Units	2016/2017 Maximum Assessment Rate	2016/2017 Actual Assessment
247-150-64	9	1.00	\$599.86	\$231.66
247-150-65	Por. of 16	1.00	\$599.86	\$231.66
247-150-66	Por. of 16	1.00	\$599.86	\$231.66
247-150-67	Por. of 16	1.00	\$599.86	\$231.66
247-310-03	3	1.00	\$599.86	\$231.66
247-310-04	4	1.00	\$599.86	\$231.66
247-310-05	5	1.00	\$599.86	\$231.66
247-310-06	6	1.00	\$599.86	\$231.66
247-310-07	7	1.00	\$599.86	\$231.66
247-310-08	8	1.00	\$599.86	\$231.66
247-310-09	9	1.00	\$599.86	\$231.66
247-310-10	10	1.00	\$599.86	\$231.66
247-310-11	11	1.00	\$599.86	\$231.66
247-310-12	12	1.00	\$599.86	\$231.66
247-310-13	13	1.00	\$599.86	\$231.66
247-310-14	14	1.00	\$599.86	\$231.66
247-310-15	15	1.00	\$599.86	\$231.66
247-310-16	16	1.00	\$599.86	\$231.66
247-310-17	17	1.00	\$599.86	\$231.66
247-310-18	18	1.00	\$599.86	\$231.66
247-310-19	19	1.00	\$599.86	\$231.66
247-310-20	20	1.00	\$599.86	\$231.66
247-310-21	21	1.00	\$599.86	\$231.66
247-310-22	22	1.00	\$599.86	\$231.66
247-310-23	23	1.00	\$599.86	\$231.66
247-310-24	24	1.00	\$599.86	\$231.66
247-310-25	25	1.00	\$599.86	\$231.66
247-310-26	26	1.00	\$599.86	\$231.66
247-310-27	27	1.00	\$599.86	\$231.66
247-310-28	28	1.00	\$599.86	\$231.66
247-310-29	29	1.00	\$599.86	\$231.66
247-310-30	30	1.00	\$599.86	\$231.66

APN	Lot Number	Assessable Units	2016/2017 Maximum Assessment Rate	2016/2017 Actual Assessment
247-310-31	31	1.00	\$599.86	\$231.66
247-310-32	32	1.00	\$599.86	\$231.66
247-310-33	33	1.00	\$599.86	\$231.66
247-310-34	34	1.00	\$599.86	\$231.66
247-310-35	A	0.00	\$599.86	\$0.00
247-310-36	B	0.00	\$599.86	\$0.00
247-310-37	Por. of 1	1.00	\$599.86	\$231.66
247-310-38	Por. of 1	1.00	\$599.86	\$231.66
247-310-39	2	1.00	\$599.86	\$231.66
TOTALS:		39.00		\$9,034.74