

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
(209) 577-5211

Description	Effective January 1, 2021 through December 30, 2021	Per	Due at
One-Time Facilities Special Tax (Annexed Properties) ¹			
Tax Area A (Carver/Bangs)			
Calvary Chapel (APN 078-018-048)	\$36,214.63	Lot	Permit Issuance
Calvary Chapel (APN 078-018-047)	PAID	Lot	-
Calvary Chapel (APN 078-018-046)	PAID	Lot	-
Tax Area B (Pelandale/Snyder)			
Big Valley Grace Community Church (APN 046-003-006)	PAID	Lot	Permit Issuance
Big Valley Grace Community Church (APN 046-003-007)	-		
Big Valley Grace Community Church (APN 046-003-002)	-		
Big Valley Grace Community Church (APN 046-003-009)	-		
Big Valley Grace Community Church (APN 046-003-012) [Pre-2014 LLA]	PAID		
Big Valley Grace Community Church (APN 046-003-012)	PAID	Lot	-
Big Valley Grace Community Church (APN 046-003-013)	PAID	Lot	Permit Issuance
Big Valley Grace Community Church (APN 046-003-014)	PAID	Lot	-
Happy Bees (APN 078-066-003)	\$23,350.61	Lot	Permit Issuance
Dale Road Professional Park (APN 078-066-013)	PAID	Lot	-
Dale Road Professional Park (APN 078-066-014)	PAID	Lot	-
Dale Road Professional Park (APN 078-066-015)	PAID	Lot	-
Dale Road Professional Park (APN 078-066-016)	\$35,712.99	Lot	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties) ²			
Tax Area A (Carver/Bangs)			
APN 078-018-002	\$36,214.62	Lot	Permit Issuance
APN 078-018-023	\$577,413.63	Lot	Permit Issuance
APN 078-018-024	\$1,175,986.33	Lot	Permit Issuance
APN 078-018-014	\$919,629.13	Lot	Permit Issuance
APN 046-007-015	\$666,933.66	Lot	Permit Issuance
APN 046-007-016	\$736,923.16	Lot	Permit Issuance
APN 046-007-018	\$356,051.18	Lot	Permit Issuance
APN 046-007-019	\$785,346.97	Lot	Permit Issuance
APN 046-007-020	\$338,147.19	Lot	Permit Issuance
Tax Area B (Pelandale/Snyder)			
APN 078-018-006	\$2,039,910.35	Lot	Permit Issuance
APN 078-018-007	\$1,074,332.98	Lot	Permit Issuance
APN 078-018-022	\$1,055,919.10	Lot	Permit Issuance
APN 078-018-028	\$1,186,543.72	Lot	Permit Issuance
APN 078-018-012	\$1,385,643.11	Lot	Permit Issuance
APN 046-007-017	\$933,353.13	Lot	Permit Issuance
APN 046-007-011	\$1,032,901.78	Lot	Permit Issuance
APN 046-007-012	\$2,051,420.07	Lot	Permit Issuance
APN 046-007-022	\$750,940.04	Lot	Permit Issuance
APN 046-007-009	\$1,547,914.74	Lot	Permit Issuance
APN 046-007-007	\$799,277.48	Lot	Permit Issuance
APN 046-007-006	\$263,547.86	Lot	Permit Issuance
APN 046-007-008	\$1,071,457.11	Lot	Permit Issuance
APN 046-003-002	\$414,311.88	Lot	Permit Issuance

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Description	Effective July 1, 2021 through June 30, 2022	Per	Due at
Annual Maintenance Tax³			
Tax Area A (Carver/Bangs)			
Single-Family Residential	\$279.65	<i>Unit</i>	Annually (Dec/Apr)
Multi-Family Residential	\$2,239.57	<i>Acre</i>	Annually (Dec/Apr)
Non-Residential	\$2,239.57	<i>Acre</i>	Annually (Dec/Apr)
Tax Area B (Pelandale/Snyder)			
Single-Family Residential	\$218.03	<i>Unit</i>	Annually (Dec/Apr)
Multi-Family Residential	\$1,737.15	<i>Acre</i>	Annually (Dec/Apr)
Non-Residential	\$1,737.15	<i>Acre</i>	Annually (Dec/Apr)
Chateau Provence	\$36,586.83	<i>Subdivision</i>	Annually (Dec/Apr)

Division Endnotes

¹ The Facilities Special Tax shall be collected prior to a final building permit inspection being completed or a certificate of occupancy being issued for new construction (whichever occurs first) for any residential or non-residential structure within CFD No. 1998-2 and shall be immediately delinquent if not so paid.

² The One-Time Facilities Special Tax shall be collected prior to building permit issuance for new construction of any residential or non-residential structure on taxable property within the CFD.

³ Beginning January 1999 and each January thereafter, the maximum Annual Maintenance Special Tax shall be increased by 4% of the amount in effect in the prior year. Each annual adjustment of the maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.