

CITY OF MODESTO
Community and Economic Development Department
Infrastructure Financing Programs
Community Facilities District No. 2004-1 (Village One #2)
(209) 577-5211

Description	Effective July 1, 2021 through June 30, 2022	Per	Due at
One-Time Facilities Special Tax (Annexed Properties)¹			
Oakcrest Subdivision APN 077-033-012 (93 Residential Lots)	PAID	Parcel	-
3400 Bob's Way APN 077-033-011 (3.05 AC Commercial)	\$187,299.82	Parcel	Permit Issuance
Oakdale Park Subdivision APN 077-033-013 (11 Residential Lots)	PAID	Parcel	Permit Issuance
Modesto Endoscopy Center APN 077-033-009 (0.93 AC Commercial)	PAID	Parcel	-
3032 Merle Avenue APN 085-034-083 (existing home, remainder 53-PM-57)	\$8,655.22	Parcel	Permit Issuance
Merle Avenue Residential Lots APNs 085-034-081, 085-034-082, 085-034-084 and 085-034-085	PAID	Parcel	-
Shadow Creek Apartments APN 085-002-034 (4.62 AC Multi-Family)	PAID	Parcel	-
Shadow Creek Apartments APN 085-002-035 (4.88 AC Multi-Family)	PAID	Parcel	-
Village Ranch Unit #1 Subdivision APN 077-008-031 (portion) (70 Residential Lots)	PAID	Parcel	-
Village Ranch Unit #2 Subdivision APN 077-008-031 (portion) (68 Residential Lots)	PAID	Parcel	-
Hacienda Del Sol #1 Subdivision APN 077-008-034 (portion) and APN 077-008-035 (86 Residential Lots)	PAID	Parcel	-
Hacienda Del Sol #2 Subdivision APN 077-008-034 (portion) and APN 077-008-035 (85 Residential Lots)	PAID	Parcel	-
Lincoln Parks APN 077-008-034 (portion) (Zoned Multi-Family- 58 Residential Lots)	PAID	Parcel	Permit Issuance

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Kodiak Village II Subdivision APN 077-009-014 and APN 077-009-056 (61 Residential Lots)	PAID	Parcel	Permit Issuance
Kodiak Village Subdivision APN 077-009-057 (201 Residential Lots)	PAID	Parcel	Permit Issuance
Paramont Apartments on Merle APN 085-013-067 (0.57 AC Multi-Family)	PAID	Parcel	-
Paramont Apartments on Merle APN 085-013-069 (0.57 AC Multi-Family)	PAID	Parcel	-
3424 Oakdale Road APN 077-033-002 (1.12 AC Commercial)	PAID	Parcel	-
3837 Merle Avenue APN 085-007-018 (3.06 AC Residential)	\$101,865.32	Parcel	Permit Issuance
Kodiak Village III Subdivision APN 077-009-055 (23 Residential Lots)	PAID	Parcel	Permit Issuance
Burkshire Estates I Subdivision APN 085-001-061 (48 Residential Lots - formerly Laqos Subdivision)	\$8,422.90	Parcel	Permit Issuance
Parcels 1 and 2 (within Burkshire Estates I Boundary) APN 085-051-003 (Formerly 3007 Esta Avenue)	\$4,207.86	Parcel	Permit Issuance
Falling Leaf Subdivision APN 085-002-079 (portion) (257 Residential Lots)	\$9,359.38	Parcel	Permit Issuance
The Trails at Falling Leaf APN 085-002-079 (portion) (59 residential lots)	\$9,034.38	Parcel	Permit Issuance
Bhatti Estates Subdivision APN 085-050-001 (12 Residential Lots)	\$14,111.68	Parcel	Permit Issuance
Sylvan Vet Clinic (Parcel 2) APN 084-002-053 (3500 Roselle Avenue) (1.86 AC Commercial)	\$156,182.28	Parcel	Permit Issuance
Sylvan Vet Clinic (Parcel 1) APN 084-002-048 (3520 Roselle Avenue) (1.00 AC Commercial)	PAID	Parcel	-
The Plaza Subdivision APN 077-008-032 and APN 077-008-033 (165 Residential Lots)	PAID	Parcel	-
Hillglen Roselle Subdivision APN 085-064-004 previously (APN 085-001-047) (44 Residential Lots)	PAID	Parcel	Permit Issuance
Burkshire Estates II Subdivision (1 of 2) APNs 085-001-017, 085-001-045 and 085-001-046	PAID	Parcel	-

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Cambrooke Estates Subdivision APN 085-018-060 (8 Residential Lots - formerly Ramirez Estates)	PAID	Parcel	Permit Issuance
Village One Plaza (Parcel 1) APN 085-009-006 (5.84 AC Commercial)	PAID	Parcel	-
Village One Plaza (Parcel 2) APN 085-009-007 (0.74 AC Commercial)	PAID	Parcel	-
Village One Plaza (Parcel 3) APN 085-009-008 (1.97 AC Commercial)	PAID	Parcel	-
Village One Plaza (Parcel 4) APN 085-009-009 (1.59 AC Commercial)	PAID	Parcel	-
Village One Plaza (Parcel 5) APN 085-009-010 (portion) (0.5 AC Commercial)	PAID	Parcel	-
Village One Town Center - Apartments APN 085-009-005 (portion) (1.36 AC Multi-Family - Housing Authority Project)	PAID	Parcel	-
Village One Town Center - Single Family Homes APN 085-009-005 (portion) (35 Residential Lots - Housing Authority Project)	\$17,001.76	Parcel	Permit Issuance
Tarantella Estates Subdivision APN 085-061-002 (Master APN 085-001-010) (6 Residential Lots)	\$11,541.50	Parcel	Permit Issuance
Burkshire Estates II Subdivision (2 of 2) APN 085-001-045 (see tax amount above)	see Burkshire Estates II	Parcel	-
Hillglen/Sunrise Subdivision APN 077-009-025 (59 Residential Lots)	PAID	Parcel	Permit Issuance
Graham Estates Subdivision APNs 085-033-066, 085-033-067 and 085-033-068 (24 Residential Lots)	PAID	Parcel	Permit Issuance
Thomas Terrace Subdivision APN 085-003-057 (20 Residential Lots)	PAID	Parcel	Permit Issuance

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Village Corners (Parcel 1) APN 085-062-001 (0.79 AC Commercial - formerly Pimentel)	PAID	Parcel	-
Village Corners (Parcel 2) APN 085-062-002 (0.77 AC Commercial - formerly Pimentel)	PAID	Parcel	Permit Issuance
Village Corners (Parcel 3) APN 085-062-003 (0.75 AC Commercial - formerly Pimentel)	PAID	Parcel	-
Village Corners (Parcel 4) APN 085-062-004 (0.92 AC Commercial)	PAID	Parcel	-
Village Ranch Apartments APN 077-008-030 (10.04 AC Multi-Family)	PAID	Parcel	-
Walgreens Commercial APNs 085-050-006, 085-050-007, and 085-050-008 (Commercial)	PAID	Parcel	-
2500 Sylvan Ave 077-046-079 (Village Residential)	PAID	Parcel	Permit Issuance
Hillglen Parks 077-009-058 (62 Residential Parcels)	PAID	Parcel	Permit Issuance
One-Time Facilities Special Tax (Non-Annexed Properties)²			
Tax Zone #1 (Formation – Annexation No. 5)			
Low Density Residential	\$28,895.52	Net Taxable Acre	Permit Issuance
Village Residential	\$65,581.20	Net Taxable Acre	Permit Issuance
Multi-Family Residential	\$219,687.68	Net Taxable Acre	Permit Issuance
Commercial	\$112,840.18	Net Taxable Acre	Permit Issuance
Industrial	\$28,377.86	Net Taxable Acre	Permit Issuance

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Tax Zone # 2 (Annexation No. 6 Forward)			
Low Density Residential	\$21,520.76	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Village Residential	\$48,842.78	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Multi-Family Residential	\$163,617.64	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Commercial	\$84,040.48	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Industrial	\$21,134.90	<i>Net Taxable Acre</i>	<i>Permit Issuance</i>
Annual Maintenance Special Tax³			
Very Low Density Residential	\$1,137.02	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Village Residential	\$2,670.36	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Multi-Family Residential	\$8,706.34	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Commercial	\$1,992.48	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Industrial	\$1,992.48	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Annual Facilities Special Tax⁴			
Low Density Residential	\$4,924.65	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Village Residential	\$8,968.55	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Multi-Family Residential	\$10,112.54	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Commercial	\$4,998.86	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>
Industrial	\$3,570.61	<i>Net Taxable Acre</i>	<i>Annually (Dec/Apr)</i>

Division Endnotes

¹ The Maximum One-Time Facilities Special Tax shall be collected prior to a building permit being issued for new construction of any residential or non-residential structure on Taxable Property within CFD No. 2004-1, 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 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, administrative expenses not covered in the Annual Facilities Special Tax for the fiscal year, and cures delinquencies.

⁴ The Annual Facilities Special Tax is levied and collected at the same time as property taxes until all bonds have been repaid and all facilities have been funded.