

Folsom City Council Staff Report

MEETING DATE:	1/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No.11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed District in the City of Folsom
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No.11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed District in the City of Folsom

BACKGROUND / ISSUE

On January 14, 2025, the City Council approved Resolution No. 11321 - A Resolution Initiating Proceedings for the Formation of a Landscaping and Lighting Assessment District to be known as the Natoma Station Maintenance Assessment District No. 2025-1. As part of the formation process, and in order to levy the annual assessment should the District be formed, an Engineer's Report must be prepared in accordance with the requirements of Article XIID, Section 4 of the California Constitution (also known as Proposition 218) and Article 4 of the Landscaping and Lighting Act of 1972 (Sections 22565 through 22574 of the Streets and Highways Code).

The attached Preliminary Engineer's Report for Fiscal Year 2025-2026 (Attachment 2) is submitted for City Council review and approval. Included within the report is the following:

- A. Plans and specifications for the maintenance of the improvements.
- B. Estimate of the cost of maintaining the improvements.
- C. Diagram of the assessment district.
- D. Assessment of the estimated costs for maintaining the improvements.

Under the provisions of Proposition 218, a public hearing must be held on the levy of new assessments at least 45 days after notice of the proposed assessment was mailed to record owners of each parcel in the new district. The attached resolution directs the mailing of such notice and sets the public hearing for March 25, 2025 at 6:30 p.m. in the City Council Chambers, 50 Natoma Street, Folsom, California 95630.

POLICY / RULE

The City Council is required to approve, or modify and approve, the Engineer's Report as part of the formation process pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22586). The City Council is also required to adopt a resolution declaring the intention to form a new landscaping and lighting district and to levy and collect assessments pursuant to Section 22587 of the Streets and Highways Code.

ANALYSIS

The Natoma Station Landscaping and Lighting District ("District") was formed by Resolution No. 3024 on June 18, 1990, to maintain improvements within the district. These improvements include landscaping and associated improvements along Iron Point, Blue Ravine, Turnpike, Black Diamond, and Natoma Station, as well as the subdivision's streetlights, landscape lighting, irrigation systems, open space, monument entry signage, soundwalls, and mini parks. This district was formed prior to Proposition 218 and therefore does not have an escalator built into the annual rate.

There are 1,272 single-family dwelling units within the district, and it is one of the older districts in the City. In addition, this district has not already gone through the Proposition 218 process to address the gap that exists from increased costs to maintain its intended level of service. The district maintains the aforementioned improvements along the frontages and medians of Iron Point, Blue Ravine, Turnpike, Black Diamond, and Natoma Station. In addition to maintaining these areas, the district is also responsible for servicing costs for irrigation water and electricity to the street and landscape lights.

Revenue from the existing district assessment (approximately \$170,000 annually) is allocated yearly to maintain the district's features. The existing per unit rate of \$91.70 has not been increased since it was established over 34 years ago. Approximately 37% of the budget currently covers scheduled and unscheduled landscape maintenance; 9% to streetlight maintenance and supplies; 23% to water and electricity; and 29% to incidental cost (non-landscape contract services, electrical repairs, vandalism response/repairs, hazard tree

removal, sidewalk repair, yearly backflow testing, preparation of Engineer's Reports, publications/mailings, staff, overhead, county auditor fee). The existing revenue from the collected assessments have been unable to fund the expected day-to-day unscheduled costs such as irrigation repairs and plant/tree replacements, as well as not being able to set aside funds for life-cycle costs in the district.

The primary objective of forming a new district to replace the existing district, is to specifically, provide the level of service originally intended, address deferred maintenance of the improvements within the district, plan for life-cycle replacements and repairs for years into the future and provide for an annual inflationary adjustment as needed. Such deferred items include outdated and un-centralized irrigation systems, replacement of missing landscaping, addressing tree care and implementation of water conservation measures such as replacing dead/dying trees and shrubs with water wise plantings, and LED streetlight retrofits. Should the new landscaping and lighting district be formed, it is proposed to complete many of the deferred maintenance improvements over the first few years as well as embark on the phased replacement plan for the older landscape areas.

As part of the process to form a new assessment district, staff initiated a public outreach program for the Natoma Station community with two public meetings that were held on June 17, 2022 and March 13, 2024. The intent of the meetings was to discuss the options and ideas for addressing the district's financial condition and develop a viable option that will ultimately be voted on and approved (or denied) by the property owners within the district. Staff presented four potential options for this district that are as follows: 1) Reduce level of service based on current funding; 2) create a new district that would just cover budget deficit; 3) create a new district to address budget deficit and address some deferred maintenance; and 4) create a new district to cover deficit and address all deferred maintenance and provide some enhancements. There was thoughtful discussion to ensure those in attendance had their questions answered. As a result of these two public meetings, those in attendance were supportive of Option 4. As such, this will be the preferred option to appear on the ballot for the entire community to vote on.

In addition, the City's website includes information about the proposed assessment and staff has spoken with numerous residents via phone calls and emails about the proposed measure as well. City staff has distributed information about the new district via mail, the City Website, and social media.

This report and resolution are being submitted for City Council review and approval. The preliminary Engineer's Report is prepared in accordance with Proposition 218 and the Streets and Highways Code and includes the following: plans and specifications, estimated costs and budgets, method of apportionment, the assessment for Fiscal Year 2025-2026, and the assessment diagram.

The property owners of Natoma Station Landscaping and Lighting District will be receiving a ballot to vote on the proposal to form a new assessment district in early February. The Public Hearing is set for March 25, 2025, which will provide the required 45-day period for the

District property owners to consider the proposed assessment. At the public hearing, ballots will be counted and, in the absence of a majority protest against the imposition of a new assessment, the City Council may consider approving a resolution to approve the Final Engineer's Report, form the district, and authorize the levy and collection of the new assessments. The proceeding for the formation of a new assessment district shall be abandoned if a majority protest exists.

FINANCIAL IMPACT

There will be a small fiscal impact to the general fund to provide for the proportion of the district that provides a general benefit, which is calculated as 7.56% of the total district costs, or \$28,475.91 in FY 2025-2026. The majority of the costs associated with this district will be borne by the district and for the benefit of the district residents.

ENVIRONMENTAL REVIEW

The formation of a financing district maintaining and servicing existing landscaping and lighting improvements is not a project under the California Environmental Quality Act. No environmental review is required.

ATTACHMENTS

1. Resolution No. 11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed District in the City of Folsom
2. Preliminary Engineer's Report – Natoma Station Maintenance Assessment District No. 2025-1
3. Map of Assessment District- Natoma Station Maintenance Assessment District No. 2025-1

Submitted,

Kelly Gonzalez, Director
Parks & Recreation Department

Attachment 1
Resolution

RESOLUTION NO. 11323

A RESOLUTION APPROVING THE PRELIMINARY ENGINEER'S REPORT, DECLARING THE INTENTION TO ORDER THE FORMATION OF THE NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1, TO LEVY AND COLLECT ASSESSMENTS, TO PROVIDE NOTICE OF PUBLIC HEARING AND DIRECT THE MAILING OF ASSESSMENT BALLOTS WITHIN THE PROPOSED DISTRICT IN THE CITY OF FOLSOM

WHEREAS, the City of Folsom proposes to establish a benefit assessment district known as the Natoma Station Maintenance Assessment District No. 2025-1 ("District"), pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the California Streets and Highways Code) (hereafter referred to as the "Act");

WHEREAS, the proposed District is established to provide for the levy and collection of assessments to pay the maintenance, operation and servicing of the improvements and facilities in the District that provide both direct and special benefits to the properties within the District; and,

WHEREAS, the procedures for the proposed assessment district formation provides owners of property within the District with the opportunity to submit ballots for the proposed District formation and assessment levies that would fund the installation, maintenance, and servicing of the public improvements; and

WHEREAS, should the proposed new District be approved by a protest ballot proceeding, the new District shall replace the existing Natoma Station Landscape and Lighting District; and,

WHEREAS, the City of Folsom retained NBS as engineer of record for the purpose of assisting with the formation and annual levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom as follows:

- 1. Intention:** The City Council hereby declares its intention to order the formation of the Natoma Station Maintenance Assessment District No. 2025-1, pursuant to Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, and to levy and collect assessments to pay for the costs of services and improvements described in Section 6 of this Resolution.
- 2. Preliminary Engineer's Report:** A Preliminary Engineer's Report for the formation of the District has been made and filed with the City Clerk. The City Council has reviewed

and considered the Preliminary Engineer's Report and deems it sufficient. The City Council hereby approves the Preliminary Engineer's Report.

3. **Calling a special ballot proceeding:** Pursuant to California Constitution Articles XIIC and XIID, (hereafter referred to as the "Proposition 218"), an assessment ballot proceeding is hereby called on behalf of the District on the proposition of levying the assessments and the assessment range formula to allow for reasonable inflationary increases within the District.
4. The assessment ballot proceeding for the District on the proposition of authorizing the assessments and the assessment range formula to allow for reasonable inflationary increases, pursuant to Section 4, Sub-Section 4 (c and d) of Proposition 218 consists of a ballot and mailed notice, distributed to the property owners of record within the District as of the County's last equalized roll. Each property owner's vote is weighted by the amount of their proposed assessment and may return the ballot by mail or in person to the City Clerk not later than the conclusion of the Public Hearing on March 25, 2025. At the Public Hearing, pursuant to Section 4, Sub-Section 4 (e) of Proposition 218 the agency shall tabulate the ballots to determine if a majority protest exists. The ballots shall be weighted according to the proportional financial obligation of the affected property. A majority protest exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the assessments exceed the ballots submitted in favor of the assessments.
5. **District Boundaries:** The boundary of the District is generally described as follows: within the City of Folsom, bound by Folsom Boulevard to the west from Blue Ravine Road to the El Dorado Freeway to the south, connecting to Iron Point Road, and west of Prairie City Road, described in more detail in the Preliminary Engineer's Report for Natoma Station Maintenance Assessment District No. 2025-1.
6. **Description of Improvements:** A detailed description of the improvements can be found in the Preliminary Engineer's Report. Generally, the improvements within the District may include, but are not limited to:
 - (1) the maintenance, operation, and servicing of street trees and other landscaping throughout the boundary of the District, including but not limited to groundcover, turf, trees, weed, and pest management; shrubs, planters, street medians in the public right of way as well as open space, trails and green belt areas dispersed throughout the District; and may also include sidewalk and hardscape improvements, entry monuments and associated appurtenant facilities. Eligible District costs may include, but are not limited to, personnel, furnishing electrical energy, utilities such as water, refuse and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services;
 - (2) the maintenance, operation, and servicing of street lighting including theme light poles, ornamental lighting and other appurtenant facilities in the public right of way areas throughout the boundary of the District the maintenance, operation, and servicing of street lighting, including theme light poles, ornamental lighting, and other appurtenant

facilities in the public right-of-way areas throughout the boundary of the District. The improvements are generally described as the maintenance, operation, and servicing of public street lighting facilities, including all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaires, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances;

- (3) the maintenance, operation, and servicing of Public Art within the District. Costs include, but are not limited to, personnel, supplies, contracting services, and other expenses necessary for the satisfactory maintenance of these art pieces located at village entries and mini parks.
7. **Proposed Assessment Amounts:** For Fiscal Year 2025/26, the proposed assessments are outlined in the Preliminary Engineer's Report, which details the annual assessments and formula.
8. **Public Hearing(s):** The City Council hereby declares its intention to conduct a Public Hearing concerning the formation of the District and the initial levy of assessments, as well as its intention to conduct Public Hearings annually, post District formation, concerning the continuing levy of assessments for the District in accordance with the Act.
9. **Notice:** The City shall give notice of the time and place of the Public Hearing to all property owners within the District by mail and cause the publication of this Resolution once in the local newspaper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices. Property owners will be provided an assessment ballot to approve or protest the proposed assessment and the assessment range formula to allow for reasonable inflationary increases. Ballots must be received prior to the conclusion of the Public Hearing, at which they will be tabulated. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.
10. **Notice of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council at 6:30 p.m. on March 25, 2025, or as soon thereafter as feasible at City Council Chambers, 50 Natoma Street, Folsom CA 95630.
11. The City Clerk is hereby authorized and directed to give notice of such hearing as provided by law.

PASSED AND ADOPTED this 28th day of January, 2025, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2
Preliminary Engineers Report

CITY OF FOLSOM

Preliminary Engineer's Report For:

**Natoma Station Maintenance Assessment
District No 2025-1**

January 2025



nbsgov.com

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1. Introduction

1.1 District History

The City of Folsom ("City") desires to fund the operation, maintenance and servicing of certain landscaping, street lighting, and public art as described in Section 2 of this Report through an annual assessment. The proposed assessment is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution ("Article XIII D"). The assessment is authorized pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, *et seq.*) ("the "Act").

The District currently has an assessment which was established in 1990 to provide a source of funding for the ongoing operation, maintenance, and servicing of landscaping, street lighting, public art, and other improvements within the district. However, while costs have continued to increase and the District has continued to build out and add additional trees, landscaping and street lighting, there has not been an increase in the assessment as there is no inflator.

As the existing assessment district does not provide sufficient revenue for the services and improvements, the City proposes to form a new assessment district that is intended to provide sufficient revenue to fund ongoing annual maintenance, operation, and servicing of the landscaping, street lighting, public art, and other improvements; reserve funds for replacement and repair of the improvements; administrative expenses; and an allowance for an annual inflator so the assessment rate may be increased over time as costs increase, without conducting a new Article XIII D balloting proceeding. The proposed assessment district is the Natoma Station Maintenance Assessment District No. 2025-1 ("District"). If approved, the new District will replace the existing assessment district beginning in Fiscal Year 2025-26.

1.2 Legislative Context

In 1996, California voters adopted Proposition 218, known as the "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. Article XIII D established new substantive and procedural requirements on agencies for levying assessments, being levies on real property by an agency for a special benefit conferred upon the real property. "Special benefit" is defined in Article XIII D as "a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large."

Article XIII D imposes five basic substantive requirements on assessments:

- (1) All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- (2) The general benefits must be distinguished from the special benefits conferred on the parcels;
- (3) The proportionate special benefit derived by each identified parcel must be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property-related service being provided;

- (4) The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and must not include any costs attributable to the general benefit; and
- (5) Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

Article XIII D also imposes procedural requirements on assessments, which include preparing an engineer's report, providing written notice of the proposed assessment and public hearing to property owners, holding a public hearing, and providing for a protest ballot proceeding.

1.3 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction with respect to the procedures and requirements of Article XIII D for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred on the identified parcels because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) ("*Golden Hills*") clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.*"

The Court of Appeal in *Beutz v. County of Riverside* (2010) ("*Beutz*") noted that the trial court took judicial notice of the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.'* This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit."

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.*"

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The court defined the "public at large" as comprising all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

The Court of Appeal again reiterated the need to separate, quantify and apportion costs to general benefits from the improvements in *Broad Beach Geologic Hazard Abatement District v 31506 Victoria Point LLC*

(2022), stating, *“The District cites no authority, and we are aware of none, suggesting that an agency’s subjective intent determines the need to account for general benefits.”*

BENEFIT-BASED NOT COST-BASED

In *Town of Tiburon v. Bonander* (2009) (“*Tiburon*”), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, *“Proportionate special benefit is the basis upon which a project’s total assessable costs are apportioned among parcels within an assessment district.”*

The assessment on a particular property cannot be based on the relative cost of the improvements to the property, but rather on the special benefit conferred on such property. The Court in *Tiburon* also stated, *“an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.”*

MEASURING AND APPORTIONING SPECIAL BENEFIT

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *“Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.”*

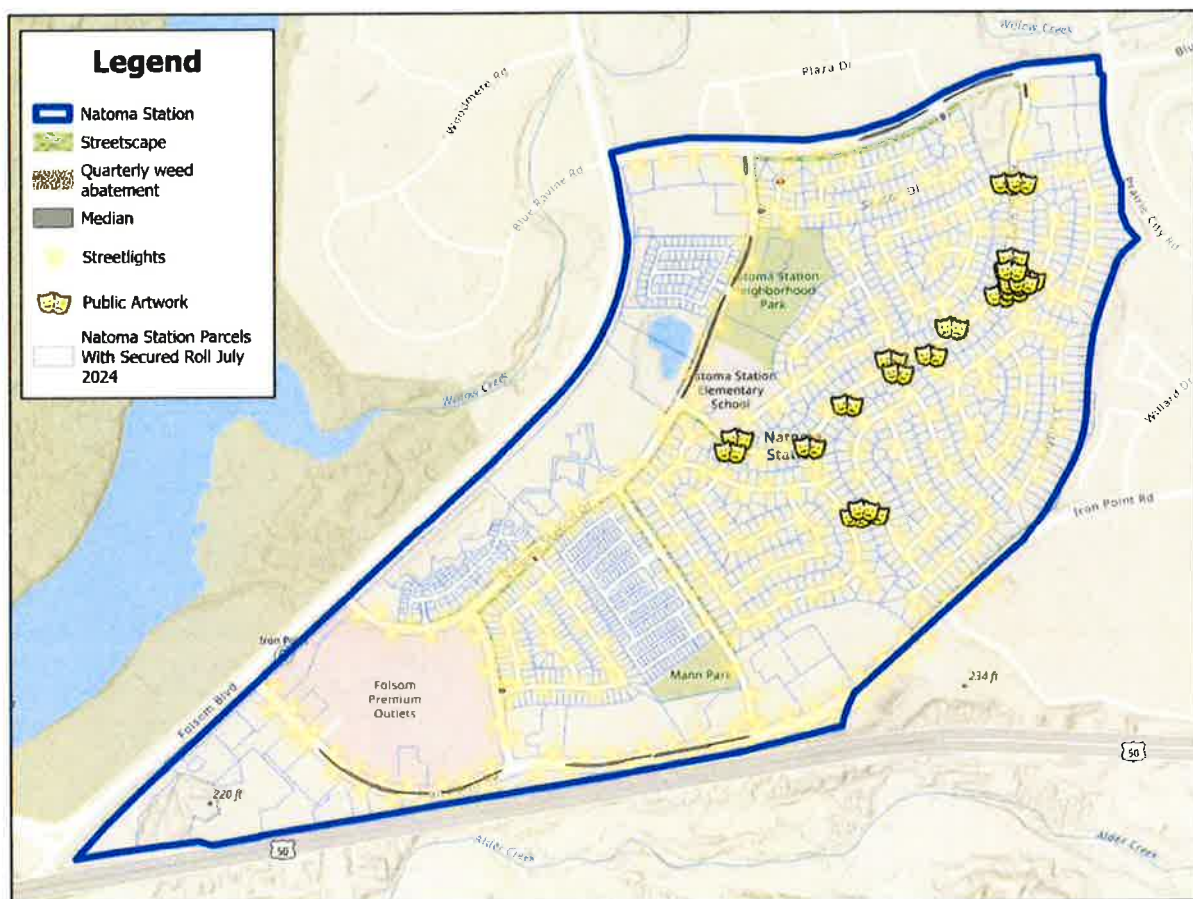
The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *“may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied.”*

2. Improvements

The assessments will fund the following maintenance, operation, and servicing activities related to the following improvements:

- Landscaping
- Street Lighting
- Public Art

The maintenance, operation, and servicing activities listed above are collectively referred to as the “Improvements.” A general illustration of the location of the Improvements is shown below, and the Assessment Diagram can be found in Section 8.



For illustration purposes only, not an official map.

2.1 Landscaping

The Improvements include the maintenance, operation, and servicing of street trees and other landscaping throughout the boundary of the District including but not limited to: groundcover, turf, trees, weed and pest management; shrubs, planters, street medians in the public right of way as well as open space, trails

and green belt areas dispersed throughout the District; and may also include sidewalk and hardscape Improvements, entry monuments and associated appurtenant facilities. Eligible District costs may include, but are not limited to, personnel, furnishing electrical energy, utilities such as water, refuse and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

The general location of the Improvements within the District is shown in the illustration above. The maintenance, operation and servicing of the landscaping generally includes the following:

1. 9.37 acres of streetscapes
2. 7 large entry monument signs
3. 10,200 linear feet of 6' sound wall
4. 1,045 linear feet of iron fencing
5. 9.1 acres of open space
6. 2 mini parks
7. 16 irrigation controllers
8. 37 backflows
9. 27 corner pillars (between fences)
10. Redwoods on Black Diamond Drive
11. Open space/basin maintenance
12. Overall maintenance of sidewalks (pressure washing, crack filling, etc.)
13. Tree maintenance
14. Painting, replacing light poles
15. Replacing obsolete, inefficient, and aging infrastructure with new industry-standard equipment
16. Sufficient funding for current and future maintenance and replacement costs

2.2 Street Lighting

The Improvements include the maintenance, operation, and servicing of street lighting, including theme light poles, ornamental lighting and other appurtenant facilities in the public right of way areas throughout the boundary of the District. The Improvements are generally described as: maintenance, operation, and servicing of public street lighting facilities, including all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaires, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances. Maintenance, operation, and servicing includes, but is not limited to, personnel, furnishing utilities, electrical energy and timing/switching, lamp changing, emergency services, pole painting, fixture cleaning, glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs including poles, conduit, wiring and fusing, and fixtures repair and replacement; contracting services and other items necessary for the satisfactory operation of these services. Currently, there are 296 total streetlights within the District.

2.3 Public Art

The Improvements include the maintenance of public art pieces found in the boundary of the District. The City has 28 public art pieces, 21 of which are located within the District. The District will fund costs in

connection with the maintenance of the public art pieces including, but not limited to, personnel, supplies, contracting services, and other expenses necessary for the satisfactory maintenance of these art pieces located at village entries and mini parks.

3. Special Benefits

The Improvements will confer special benefits upon certain parcels within the proposed District based upon the parcel characteristics described in Section 5. This section provides a description of those special benefits.

Improvement	Benefit(s)
Landscaping, Public Art and Street Lighting	Improved Aesthetics and Improved Safety

3.1 Improved Aesthetics

The aesthetic benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, operation, and servicing of the Improvements within the District. Specifically, the landscaping and public art are believed to create a more beautiful, aesthetically pleasing environment within the District, and they enhance the overall image and desirability of the properties within the District. A study by the University of Georgia found "People's preferences for locating areas of social interactions in calming, beautiful, and nature-dominated areas revolve around the presence of community trees and forests" (Coder, 1996). The same study noted "Large old street trees were found to be the most important indicator of attractiveness in a community" (Coder).

Conversely, "appeal decreases when Improvements are not well maintained, unsafe, or destroyed by vandalism" (The Victoria Transportation Institute, 2011). Streetscapes and public art have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, and public art that is well maintained, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to the community. Therefore, the landscaping and public art Improvements will confer aesthetic benefits to properties in close proximity.

Additionally, street lighting contributes to the aesthetic appeal of neighborhoods and support local economies by making non-residential areas more inviting. In fact, the streetlights themselves can contribute to the overall aesthetic of an area. According to an American Gas Lamp Works article titled Replacing Street Lights for Brighter and Safer Communities, "Well-lit streets aren't just a convenience – they're essential for a thriving community. Streetlights create a welcoming ambiance that invites people to linger in public spaces, supporting businesses and creating a cozy sense of belonging. Even the look of the streetlights themselves contributes to the overall aesthetic of a neighborhood."

3.2 Improved Safety

The Improvements will provide a measure of safety for pedestrian and vehicular traffic within the District. "Published studies having different methodologies tend to converge on an overall average reported 20% to 30% reduction in nighttime crash risk from lighting" (National Cooperative Highway Research Program Transportation Research Board of The National Academies, 2009). This is of particular importance in a residential area where pedestrians are likely to be present during nighttime hours. The same report also states, "... lighting has a positive effect on reducing crime ..." The increased level of visibility, during these

darker periods of the day, will reduce opportunities for potential vandalism and other property-related crimes. As further detailed, “Lighting has a positive effect on reducing crime and the positive benefits are similar to those observed for roadway lighting reducing crashes.” The creation of a cohesive neighborhood is also accomplished by lighting in that “lighting may send a message that goes beyond visibility as a means for providing a community with crime-reducing benefit.” (Review of the Safety Benefits and Other Effects of Roadway Lighting, National Cooperative Highway Research Program, Transportation Research Board of the National Academies, 2009).

Additionally, landscaping can improve safety in a community. Well-kept landscapes can help people see and avoid surprises and accidents. And proper drainage can help prevent drivers from losing control of their vehicles in the rain and keep pedestrians dry. According to Comparison of Safety Performance of Urban Streets Before and After Landscaping Improvements, “appropriately landscaped roadside scenes may have influence on travel-related stress recovery. In addition, it was revealed that landscaped center strips or median planting appears to reduce perceived land width and therefore, to discourage speeding. Generally, the discouraged speed is one of the contributing factors of decreases in crash rates or pedestrian accidents on streets.” Therefore, the street lighting Improvements will confer safety benefits.

4. Separation and Quantification of General Benefits

As described above, only special benefits are assessable; therefore, to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits.

4.1 General Benefit Analysis

As detailed below, it is estimated the Improvements will confer an Overall General Benefit of 7.56%. The amount of general benefit that is provided from the District's maintenance activities cannot be funded via property owners' assessments.

GENERAL BENEFIT: VEHICLES PASSING THROUGH THE DISTRICT

Traffic volume is utilized to help determine special benefits accruing to the District as opposed to the general benefits received by the public at large from the Improvements. As a result of the Improvements, there will be a level of general benefit conferred to pass-through vehicle traffic related to properties outside of the District whose occupants do not intend to access property within the District. As such, the benefit derived by pass-through vehicle traffic needs to be quantified. The percentage of pass-through vehicle traffic is calculated by comparing the estimated daily District generated vehicle trips to the total roadway design capacity, as detailed below.

In order to determine the average daily trips generated by parcels located within the District, the Institute of Transportation Engineer's (ITE) Trip Generation Handbook was utilized to estimate the average daily trip counts by land use classification for each parcel. Per the ITE Trip Generation User's Guide, a "Trip" is defined as a "single or one-direction vehicle movement with either the origin or the destination (exiting and entering) inside a study site. For trip generation purposes, the total trips for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period." The ADT rates used in this analysis are shown in the table on the following page and came from ITE Trip Generation Manual (11th Edition). Any future changes to a parcel's land use classification resulting in changes to the parcel's ADT rates will be based on the values found in the 11th Edition of the ITE Trip Generation Manual or the current edition as may be released from time to time, or similar manual in the event the ITE Manual is no longer published at the time of calculation. It should be noted that while Undeveloped/Utility Land Use Classifications may potentially utilize the Improvements on a limited basis, the ITE Manual does not provide ADT rates for these land uses. Therefore, the trip generation for these Land Use Classifications is zero.

TABLE 1. AVERAGE DAILY TRIP GENERATION WITHIN THE DISTRICT

Institute of Transportation Engineer's (ITE) Value(s)	Average Daily Trip Rate	Rate Per	Estimated Daily District Vehicle Trips
210 – SFR Detached Housing	9.43	Dwelling Unit	11,985.53
220 – MF Housing (Low Rise)	6.74	Dwelling Unit	2,412.92
310 – Hotel	7.99	Rooms	799.00
311 – All Suites Hotel	4.40	Rooms	369.60
411 – Park	59.53	Employee	476.24
411 – Park (Acres)	0.78	Acres	7.10
445 – Movie Theater	28.00	1,000 bldg. sq. ft. GFA	1,501.05
520 – Elementary School	2.27	Student	1,041.93
560 – Church	7.60	1,000 bldg. sq. ft. GFA	171.00
565 – Day Care	47.62	1,000 bldg. sq. ft. GFA	974.21
710 – General Office Building	10.84	1,000 bldg. sq. ft. GFA	681.39
720 – Medical-Dental Office Building	36.00	1,000 bldg. sq. ft. GFA	580.97
750 – Office Park	11.07	1,000 bldg. sq. ft. GFA	5,007.16
820 – Shopping Center (>150K)	37.01	1,000 bldg. sq. ft. GFA	10,626.72
822 – Strip Retail Plaza (<40k)	54.45	1,000 bldg. sq. ft. GFA	4,617.74
930 – Fast Casual Restaurant	97.14	1,000 bldg. sq. ft. GFA	1,404.84
932 – High Turnover (Sit Down) Restaurant	107.20	1,000 bldg. sq. ft. GFA	598.82
934 – Fast Food Rest w/ Drive Thru	467.48	1,000 bldg. sq. ft. GFA	3,316.30
945 – Convenience Store/Gas Stations	265.12	Vehicle Fueling Positions	4,241.92
948 – Automated Car Wash	77.50	Car Wash Tunnel	77.50
			50,891.94

Therefore, the number of estimated daily trips generated by the District is 50,891.94. The next step is to estimate the number of pass-through vehicle trips passing through the District.

Roadway design capacity is a critical element that affects trip distribution and was utilized in this analysis to estimate the number of daily vehicle trips passing through the District. From a visual inspection of the District, the primary higher functional classification roadways serving the District parcels are Folsom Blvd, Iron Point Rd. and Blue Ravine Rd. Roadway design capacities were estimated based on the functional classification of the roadway, the number of lanes and consultation with City staff. Roadway design capacity was calculated for the higher functional classification roadways (henceforth referred to as the “Major Roads”) identified below in order to estimate the total daily traffic flow through the District.

TABLE 2. ROADWAY DESIGN CAPACITY THROUGH DISTRICT

Street	Roadway Classification	Roadway Design Capacity Through District ⁽¹⁾
Folsom Blvd.	Arterial	57,600
Iron Point Rd.	Arterial	50,400
Blue Ravine Rd.	Arterial	50,400
Total:		158,400

(1) Equals the design capacity of each roadway, reduced by 25% to recognize the City's “C” Level of Service. Breakdown by street name above.

Therefore, the estimated number of pass-through vehicle traffic related to properties outside of the District is 107,508 of the vehicle trips through the District.

TABLE 3. ESTIMATED PASS THROUGH VEHICLE TRIPS

Roadway Design Capacity Through District		Estimated District-Generated Vehicle Trips		Estimated Pass-Through Vehicle Trips
158,400.00 ⁽¹⁾	-	50,891.94	=	107,508.06

(1) Breakdown by street name in Table 1 above.

However, simply estimating the number of pass-through vehicle trips alone is not an accurate indication of the level of benefit accruing to these vehicles. Estimating the total amount of time these pass-through vehicles spend within the District, as compared to the actual properties permanently within the District, is a better indicator of the temporary benefits accruing to the pass-through vehicles.

To estimate the total time these pass-through vehicles spend within the District on a daily basis, we must take into account the total length of the District along major streets and the average speed limit of these streets (using the local speed limit):

TABLE 4. ESTIMATED TRAVEL TIME THROUGH DISTRICT

Street	Length (in Miles) Within District	Average Speed (MPH)	Travel Time (in Hours) Through District per Vehicle
Folsom Blvd.	1.282	55	0.023
Iron Point Rd	1.087	45	0.024
Blue Ravine Rd.	0.702	45	0.016
Total:	3.071		0.063

Applying the travel time through the District per vehicle of 0.063 hours to each of the pass-through vehicle trips results in a total pass-through time of 6,780 hours per day, in which vehicles passing through the District spend time in proximity to the Improvements:

TABLE 5. TOTAL PASS-THROUGH TIME

Travel Time (in Hours) Through District per Vehicle		Estimated Pass-through Vehicle Trips		Total Pass-through Time (in Hours)
0.063	x	107,508.06	=	6,780.46

We now need to relate this total daily pass-through time to the total time the District properties spend in permanent proximity to the Improvements provided through the District:

TABLE 6. TOTAL PASS-THROUGH PERCENTAGE

Time Class	Hours	Percentage
Total Pass-Through Time	6,780	16.86%
Total District Property Time ⁽¹⁾	33,432	83.14%
Totals	40,212	100.00%

- (1) Equals the number of assessable properties within the District (1,393) multiplied by 24 (hours).

The percentage of time spent by pass-through vehicles driving through the District is 16.86%. However, this is not yet the percentage of general benefit accruing to occupants of pass-through vehicles. Not all pass-through vehicles will travel the full length of the District. Some may only travel within a portion of the District, while some may travel its full length. Therefore, a reduction factor of 50% is applied. Furthermore, vehicles passing through the District only receive limited benefit from the landscaping and street lighting Improvements along sections of Blue Ravine Road and Iron Point Road, and no benefit from the public art Improvements as the art is only found within the parks as well as some of the interior neighborhood entries. Therefore, an additional reduction factor of 33% is applied. To recognize these reduced pass-through benefits, the adjusted total pass-through percentage is calculated on the following page.

TABLE 7. ADJUSTED TOTAL PASS-THROUGH PERCENTAGE

ITE Property Type	Estimated Daily Vehicle Trips
Total Pass-Through Percentage	16.86%
Reduction Factor for Length of Travel	50%
Reduction Factor for Reduced Special Benefit	66%
Adjusted Total Pass-through Percentage	5.56%

The 5.56% adjusted total pass-through percentage is considered the general benefit accruing to vehicles passing through the District, as a result of the Improvements.

GENERAL BENEFIT: BICYCLE TRAFFIC

An estimated 1% of all US trips are made by bicycle. According to Walk Score, the community received a bikeable rating of 64 out of 100 and there are several bike lanes scattered throughout the District. According to the National Household Travel Surveys, 49% of bike trips are for recreation, exercise, and sports. As a result of the District maintenance improvements, there will be a level of general benefit to bicycle traffic that is not associated with property in the District. As such, the general benefit portion of the improved benefits resulting from the Improvements is estimated to be .50%, rounded up to 1.00%, from bicycle traffic.

GENERAL BENEFIT: PEDESTRIAN TRAFFIC

Additionally, the commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile. As a result of the District maintenance improvements, there will be a level of general benefit to pedestrian traffic that is not associated with property in the District. According to Walk Score, the community is mostly dependent upon vehicles to navigate, with a low walk score of 36 out of 100. However, there are multiple forms of public transportation available throughout the District. A person living within proximity of the District boundary may decide to walk to the bus stop for public transportation. As such the general benefit portion of the improved benefits resulting from the Improvements is estimated to be 1.00% from pass-through pedestrian traffic.

OVERALL GENERAL BENEFIT

To determine an Overall General Benefit percentage to apply to the District, it is necessary to combine the separately analyzed components of each of the general benefits described above. As the benefits conferred by the Improvements are independent of each other, it is appropriate to combine the individual general benefit percentages to determine a cumulative Overall General Benefit. The table below summarizes the Overall General Benefit for the District.

TABLE 8. OVERALL GENERAL BENEFIT

General Benefit Category	General Benefit %
General Benefit: Pass-Through Traffic	5.56%
General Benefit: Pedestrians	1.00%
General Benefit: Bicycles	1.00%
Overall District General Benefit	7.56%

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 7.56%. The special benefit, which is the percentage of the total budget that may be funded by assessments, is 92.44%.

5. Special Benefit Distribution

Once special benefits are identified, the cost of providing those special benefits must then be assigned, based on the estimated proportionate special benefit derived by each parcel. The proportionate special benefit that each parcel derives from the District’s Improvements is calculated based on an analysis of each parcel’s physical characteristics and land use classification. This section describes the assignment of special benefit to each parcel.

5.1 Parcel Characteristics

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property as a result of the Improvements, based upon the various property characteristics for each parcel as compared to other properties within the District. As part of the special benefit analysis, various property characteristics were analyzed including lot size, building size, distance from street lighting, and land use. Given that the special benefits provided by the Improvements focus on livability, safety, and aesthetics, it was determined that lot acreage, distance to lighting, and land use are the most appropriate parcel factors. Each parcel’s lot acreage, proximity to lighting, and land use classification have been used as the primary assessment variables for the calculation and assignment of parcel factors.

LOT FACTOR

The average lot size for all assessable parcels within the District is approximately 0.26 acres. Each assessable parcel’s actual lot acreage was divided by the District’s average lot acreage to determine a Lot Factor. However, an average single-family home is situated on approximately 0.25 acres with an average building square footage of approximately 1,953. Therefore, to ensure those residential parcels sitting on lots larger than 0.25 acres are not paying a disproportionate share based upon the larger lot size, a maximum lot acreage of 0.25 acres has been assigned to those residential parcels with lot sizes exceeding 0.25 acres.

$$\frac{\text{Parcel's Lot Acreage}}{\text{District's Average Lot Acreage}} = \text{Parcel's Lot Factor}$$

It should be noted that Sacramento County secured roll data does not provide accurate acreage information for the parcels within the Waterford Place community located at 240 Natoma Station Drive. However, according to the CC&Rs for the community, the community is recognized as one single community with one common area. As a result, the total lot acreage for the entire community was measured in GIS at 18.91 acres. In order to allocate the total lot acreage to all assessable parcels within the Waterford Place community, each parcels individual building square footage was divided by the total building square footage of all parcels within the Waterford Place community in order to arrive at a percentage weighting to apply against the total lot acreage footprint.

Additionally, Sacramento County secured roll data does not provide accurate acreage information for the parcels within the Folsom Professional Center located at 193 Blue Ravine Road. However, the 26 parcels within the Folsom Professional Center are all contained within the same lot acreage footprint, measured by GIS as approximately 5.88 acres. Therefore, in order to allocate the total lot acreage to all assessable parcels within the Folsom Professional Center, each parcels individual building square footage was divided by the

total building square footage of all parcels within the Folsom Professional Center in order to arrive at a percentage weighting to apply against the total lot acreage footprint.

5.2 Lighting Factor

The street lights to be funded by the assessment are located throughout the District, along both the major and arterial streets as well as some of the interior streets and residential subdivisions. From every direction traversing the District, there is street lighting, offering a greater level of aesthetic and safety benefits. Therefore, all land use classifications are assigned a Lighting Factor of 1.0 to recognize the aesthetic and safety benefits received from the Street Lighting Improvements.

Additionally, as mentioned above, certain local streets contain interior street lighting, in some cases fronting the parcels, contributing to the enhanced character and safety of the surrounding area. It is recognized that standard street lights typically have a designed light distribution pattern that aims to provide adequate illumination along the roadway or surrounding area. Therefore, parcels in closer proximity to a street light will receive greater benefit from the street light Improvements. Additionally, of the approximately 296 street lights in the District, 112 are considered interior street lights, approximately 38%. As a result, those parcels in closer proximity to interior street lighting were assigned an additional 0.38 Lighting Factor to recognize the aesthetic and safety benefits received from the Street Lighting Improvements.

5.3 Land Use Classifications

In addition to lot size and distance from the street lighting Improvements, a parcel's land use will also affect the special benefits received. Following the calculation of each parcel's characteristic factors above, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in Section 3.

Each parcel within the proposed District boundary is assigned a land use classification to determine the special benefits received. Below is a description of the land use classifications to be assessed within the District.

- **Residential Property** consists of parcels that have stand-alone residential dwelling units with their own lots intended for one family.
- **Non-Residential Property** consists of parcels used for non-profit or for profit purposes, including but not limited to:
 - Commercial or industrial including, but not limited to, retail, restaurants, commercial garages, private schools, churches, day care centers, gas stations, fast food restaurants, shopping plazas, hotels/motels, and parcels where goods are manufactured, warehoused, or distributed.
 - Office including government and public (excluding schools), medical, dental, and business parks.
 - Multi-Family Residential consisting of a single parcel or group of parcels offered for rent or ownership, containing apartments, units of 5 or more, exclusively for residential purposes.

- **School Property** consists of parcels that have public schools and associated parking lots, recreational facilities, parks, and undeveloped and open space lands.
- **Park/Recreational Property** consists of certain park parcels and trails, Oak Villa Pond and Natoma Station Pond which are not being maintained by the District nor included as part of the District Improvements.
- **Undeveloped/Utility Property** consists of parcels with utility towers, communications lines, gas and electric lines and easements, water, sanitation and irrigation lines and towers, and other apparatus related to the operation of utility parcels as well as public parking lots.

There are currently a total of 1,447 parcels in the District. Of those parcels, 1,393 parcels have been identified as assessable parcels. Those 54 parcels in the District deemed to receive no benefit from the Improvements that are non-assessable include easements, dedicated open space, roads, common areas, parcels containing the improvements themselves, and sliver parcels.

LAND USE BENEFIT POINTS

The table below summarizes the Land Use Benefit Points assigned to the various assessable land use classifications within the District:

TABLE 9. LAND USE BENEFIT POINTS

Land Use Classification	Landscaping, Street Lighting, and Public Art		
	Aesthetic	Safety	Total Land Use Benefit Points
Residential	1.0	1.0	2.0
Non-Residential	1.0	1.0	2.0
School	0.50	0.50	1.0
Park/Recreational	0.25	0.25	0.50
Undeveloped/Utility	0.25	0.25	0.50

Aesthetic: The Aesthetic Benefits conferred by the Improvements are universal benefits for all land use classifications. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment benefits all parcels irrespective of land use classification. As noted in Section 3.1, the Improvements are believed to create a more beautiful, aesthetically pleasing environment within the District, and they enhance the overall image and desirability of the properties within the District. Accordingly, each assessable land use classification will be assigned 1.0 Aesthetic Benefit Point. However, School land use classifications are assigned 0.50 Aesthetic Benefits and Park/Recreational and Undeveloped/Utility land use classifications are assigned 0.25 Aesthetic Benefits because these property types do not receive the same level of special benefits associated with Aesthetic as do other properties.

Safety: The Safety Benefits conferred by the Improvements are universal benefits for all land use classifications within the District. Safety can be thought of as a universal need. As noted in Section 3.3 the Improvements will provide a measure of safety for pedestrian and vehicular traffic within the District. Accordingly, each assessable land use classification will be assigned 1.0 Safety Benefit Point. However, School land use classifications are assigned 0.50 Aesthetic Benefits and Park/Recreational and Undeveloped/Utility land use classifications are assigned 0.50 and 0.25 Safety Benefits because these

property types do not receive the same level of special benefits associated with Safety as do other properties.

5.4 Total Benefit Points

The calculation of Total Benefit Points for each parcel considers each component analyzed and described above: Lot Factor, Lighting Factor Land Use Classification. The formula for determining each parcel's Total Benefit Points is as follows:

$$\left(\text{Lot Factor} + \text{Lighting Factor} \right) \times \text{Total Land Use Benefit Points} = \text{Special Benefit Points}$$

The Total Special Benefit Points are computed for each parcel in the District and summed. The Total District Special Benefit Points are 5,535.36. These Total Special Benefit Points are used to determine the proposed assessment amounts on each parcel.

6. Budget

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2025/26:

TABLE 10. FISCAL YEAR 2025/26 ESTIMATED BUDGET

Description	Amount
GENERAL MAINTENANCE COSTS	
Scheduled	\$105,000.00
Unscheduled	14,100.00
Streetlights	27,000.00
Irrigation	7,150.00
SERVICE COSTS	
Electrical	\$22,300.00
Water	49,500.00
CURRENT YEAR IMPROVEMENT PROJECTS	
Ladder Fuel Removal	\$6,200.00
INSTALLMENT COSTS	
Short-Term Installment Plan	\$55,200.00
Long-Term Installment Plan	70,000.00
OTHER	
Reserves	\$15,000.00
Contingency	5,000.00
Subtotal	\$376,450.00
INCIDENTAL COSTS	
Professional Services (ER & IP)	\$1,000.00
Contract Services (all other)	50,000.00
Staff	27,497.31
Overhead	6,250.00
County Auditor Fee	807.04
Subtotal	\$85,556.35
Total Cost of Improvements	\$462,006.35

6.1 Maximum Amount to be Assessed

The total maximum amount to be assessed upon the specially benefitting assessable parcels is the total cost of the Improvements, as detailed above, less the portion of costs attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section. The calculation of the balance to be assessed is shown on the following page:

TABLE 11. BREAKDOWN OF MAXIMUM TO BE ASSESSED

Description	Amount
Total Cost of Improvements	\$376,450.00
Less General Benefit Portion (7.56%)	(28,475.91)
Plus District Administrative Costs	\$85,556.35
Less Rounding ⁽¹⁾	(1.53)
Total Amount to Be Assessed in FY 2025/26	\$433,528.91

(1) The final assessment rates in Section 9 have been truncated to two decimal places.

Each year the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 7.56% in future years.

6.2 FY 2025/26 Maximum Assessment Rate

The Maximum Assessment Rate per Special Benefit Point is calculated by dividing the total costs to be Assessed by the total Special Benefit Points assigned to the parcels within the District for the Improvements. The following formula provides the assessment rate per Special Benefit Point for the Improvements.

$$\begin{array}{rcl}
 \text{Total Improvement} & / & \text{Total Special} \\
 \text{Costs to be Assessed} & & \text{Benefit Points} \\
 \$433,530.44 & & 5,535.36 \\
 & = & \text{Maximum Assessment Rate} \\
 & & \text{per Special Benefit Point} \\
 & & \mathbf{\$78.32}
 \end{array}$$

The Maximum Assessment Rate per Special Benefit Point for the Improvements is then multiplied by each parcel's total special benefit points to determine the maximum assessment amount per parcel.

6.3 Annual Maximum Assessment Rate Inflation

Each parcel's maximum assessment is determined by multiplying the maximum assessment rate per special benefit point by the parcel's total special benefit points. If the total special benefit points for all assessable parcels in the District change in future years, the maximum allowable annual assessment rate per special benefit point will not be recalculated. The maximum allowable annual assessment rate per special benefit point, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate per special benefit point will be calculated by dividing the fiscal year's total cost of improvements to be assessed by the total special benefit points, not to exceed the maximum allowable annual assessment rate per special benefit point for that fiscal year. The maximum allowable assessment rate per special benefit point is escalated each year on July 1 by the annual change in the February-to-February Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-Hayward CA area ("CPI"), not to exceed 3% annually, beginning July 1, 2026.

In any given year, the assessments may be at any rate sufficient to meet the estimated budget and levied without undertaking an assessment ballot proceeding, as long as the actual assessment rate per special benefit point does not exceed the Maximum Assessment Rate per special benefit point as described above for that fiscal year. If the change in CPI effective for any fiscal year is determined to be negative, the

maximum assessment rate will remain unchanged from the previous fiscal year. The actual assessment rate may vary from year to year but will be no higher than the maximum rate.

6.4 Future Changes to Parcel Characteristics

Future changes to any of the parcel characteristics detailed in Section 5 will cause possible changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics, special benefit points and the budget in effect for such fiscal year. Development within the District that increases the overall lot acreage, for example, will lead to possible increased assessment revenue, even if the assessment rate per special benefit point is not increased. By way of example, when a previously undeveloped parcel develops into a single-family residential land use classification, the parcel will no longer be assessed as an undeveloped land use, but rather as a single-family residential parcel with the updated parcel characteristics.

6.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the City or its designated consultant shall determine the land use and lot size for each parcel based on the County Assessor's use code or other supplementary information made available and deemed reliable. In the event the County Assessor's data is deemed to be unreliable, the City or its designated consultant shall utilize other sources of data including but not limited to City records, County Assessor's parcel maps, GIS data, and online research. Assessment amounts for each parcel may change over time in accordance with changes to parcel characteristics including land use classification and lot size.

6.6 Appeals

If any property owner believes the data used to calculate the assessment is inaccurate for any reason, the property owner shall submit, in writing, a request for review to the City. The property owner shall provide documentation to support the request for review. The City or its designated consultant shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process.

If the review conducted by the City or its designated consultant results in the approval for changes to any parcel characteristics used to compute the assessment, the City or its designated consultant shall recalculate the assessment. When recalculating the assessment, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment for the parcel or parcels being reviewed is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner in a manner approved by the City. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the City.

The credit may be provided in the form of a check issued to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the City or its designated consultant shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

In any dispute over parcel characteristic data used to compute assessments, the City or its designated consultant shall make a conclusive determination and its decision shall be final.

6.7 Method of Collection

The assessments will be collected annually on the Sacramento County secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City or its designated consultant may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City or as allowed by law.

7. Engineer's Statement

The City of Folsom Natoma Station Maintenance Assessment District No. 2025-1 assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution. In preparing these assessments:

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 2 of this Report (the "Specially Benefited Parcels").
 - a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
 - a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the cost of the Improvements;
 - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
 - c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, this Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By: John G. Egan
John G. Egan
Assessment Engineer
R.C.E. 14853

1/20/2025

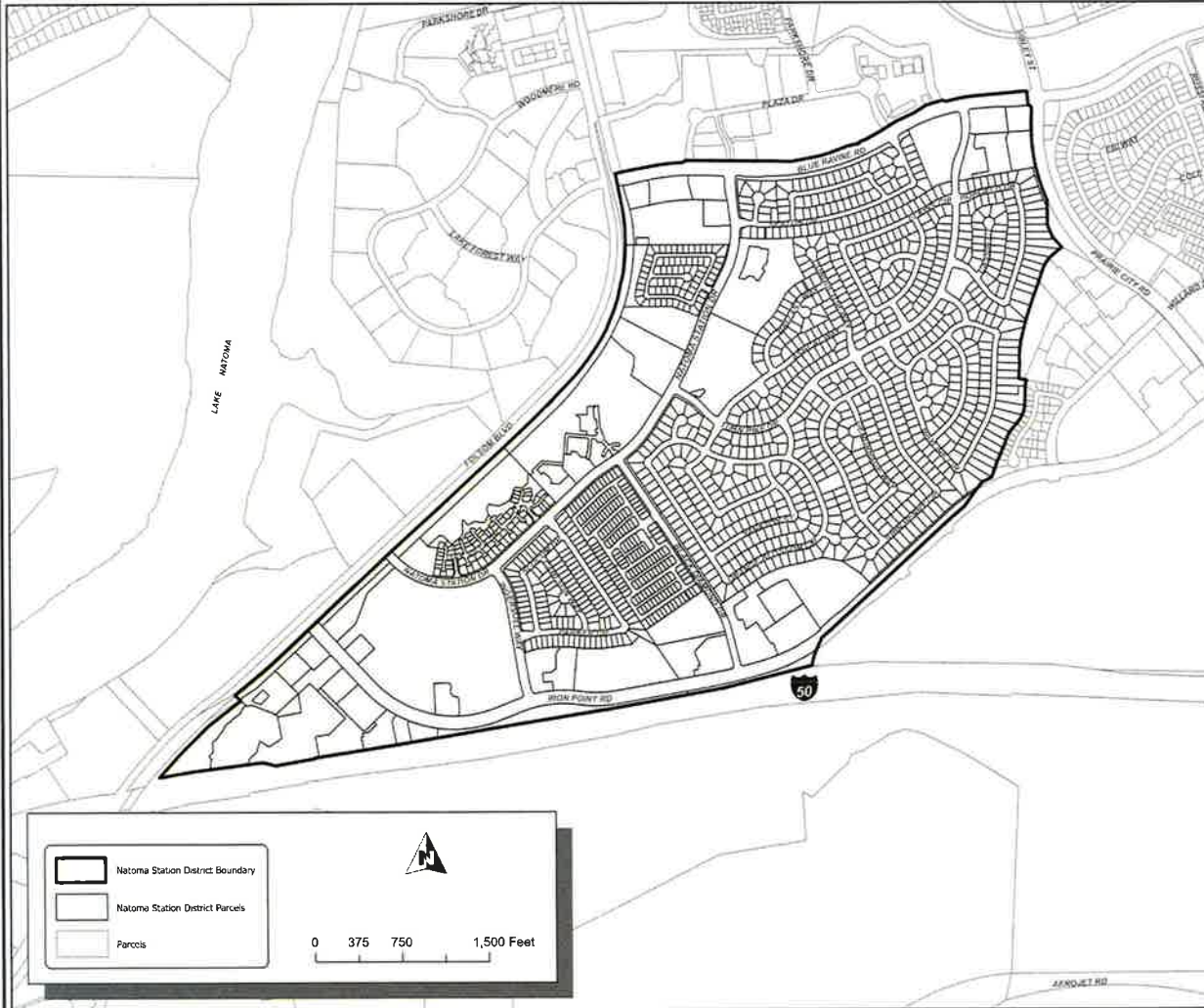


8. Assessment Diagram

The following pages contain the assessment diagram for the District.

ASSESSMENT DIAGRAM CITY OF FOLSOM NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2025.

CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF FOLSOM ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 2025.

SUPERINTENDENT OF STREETS
CITY OF FOLSOM
COUNTY OF SACRAMENTO

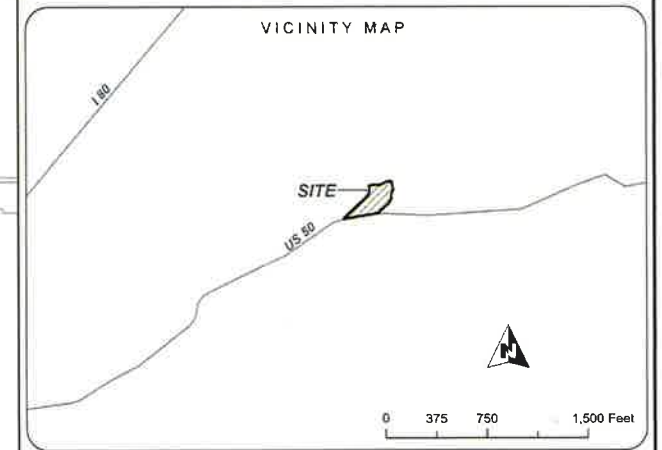
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF ____ 20____. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 20____. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

FILED THIS ____ DAY OF _____, 20____, AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF SACRAMENTO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



Source: Sacramento County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



**ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



**ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



[illegible]

9. Assessment Roll

The following pages contain the proposed 2025/26 assessment roll for the District.

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt	Assessor's Parcel			Land Use		Total LU				Fiscal Year
ID	Number	Site Address	Land Use Classificatio	(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
1	072-0840-011-0000	IRON POINT RD	No Benefit	-	-	-	-	-	-	-
2	072-0840-012-0000	IRON POINT RD	No Benefit	-	-	-	-	-	-	-
3	072-0840-017-0000	191 IRON POINT RD	Non-Residential	1.00	1.00	2.00	4.46	1.38	11.69	\$915.19
4	072-0840-020-0000	FOLSOM BLVD	No Benefit	-	-	-	-	-	-	-
5	072-0840-021-0000	150 IRON POINT RD	Undeveloped/Utility	0.25	0.25	0.50	3.32	1.38	2.35	184.14
6	072-0840-023-0000	FOLSOM BLVD	Undeveloped/Utility	0.25	0.25	0.50	3.06	1.38	2.22	173.68
7	072-0840-026-0000	FOLSOM BLVD	No Benefit	-	-	-	-	-	-	-
8	072-0840-027-0000	FOLSOM BLVD	Undeveloped/Utility	0.25	0.25	0.50	8.43	1.38	4.90	384.13
9	072-0840-038-0000	NATOMA STATION DR	Park/Recreational	0.25	0.25	0.50	21.21	1.38	11.29	884.50
10	072-0840-044-0000	150 NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	5.76	1.38	14.28	1,118.32
11	072-0840-045-0000	170 IRON POINT RD	Non-Residential	1.00	1.00	2.00	2.97	1.38	8.69	680.98
12	072-0840-047-0000	400 IRON POINT RD	Non-Residential	1.00	1.00	2.00	4.92	1.38	12.60	986.88
13	072-0840-049-0000	950 IRON POINT RD	Non-Residential	1.00	1.00	2.00	26.62	1.38	56.01	4,386.40
14	072-0840-053-0000	160 BLACK DIAMOND DR	Park/Recreational	0.25	0.25	0.50	15.26	1.38	8.32	651.50
15	072-0840-054-0000	800 IRON POINT RD	Non-Residential	1.00	1.00	2.00	7.25	1.38	17.25	1,351.33
16	072-0840-055-0000	850 IRON POINT RD	Non-Residential	1.00	1.00	2.00	6.06	1.38	14.89	1,166.12
17	072-0840-056-0000	156 IRON POINT RD	Undeveloped/Utility	0.25	0.25	0.50	7.36	1.38	4.37	342.31
18	072-0840-057-0000	13000 FOLSOM BLVD	Non-Residential	1.00	1.00	2.00	124.08	1.38	250.91	19,651.37
19	072-0840-058-0000	1050 IRON POINT RD	Non-Residential	1.00	1.00	2.00	6.94	1.38	16.64	1,303.53
20	072-0840-059-0000	1024 IRON POINT RD	Non-Residential	1.00	1.00	2.00	8.43	1.38	19.62	1,536.54
21	072-0850-007-0000	500 TURN PIKE DR	School	0.50	0.50	1.00	31.54	1.38	32.92	2,578.56
22	072-0850-008-0000	TURN PIKE DR	School	0.50	0.50	1.00	0.49	1.38	1.87	146.32
23	072-0850-012-0000	FOLSOM BLVD	Undeveloped/Utility	0.25	0.25	0.50	0.94	1.38	1.16	90.78
24	072-0850-013-0000	1300 PRAIRIE CITY RD	Non-Residential	1.00	1.00	2.00	3.81	1.38	10.39	813.62
25	072-0850-016-0000	FOLSOM BLVD	Undeveloped/Utility	0.25	0.25	0.50	12.05	1.38	6.72	526.03
26	072-0850-017-0000	FOLSOM BLVD	No Benefit	-	-	-	-	-	-	-
27	072-0850-019-0000	231 BLUE RAVINE RD	Non-Residential	1.00	1.00	2.00	6.10	1.38	14.97	1,172.09
28	072-0850-020-0000	271 TURN PIKE DR	Non-Residential	1.00	1.00	2.00	7.86	1.38	18.47	1,446.92
29	072-0850-021-0000	1350 PRAIRIE CITY RD	Non-Residential	1.00	1.00	2.00	5.72	1.38	14.20	1,112.35
30	072-0850-022-0000	251 TURN PIKE DR	Non-Residential	1.00	1.00	2.00	5.38	1.38	13.52	1,058.57
31	072-0850-023-0000	191 BLUE RAVINE RD	Non-Residential	1.00	1.00	2.00	4.46	1.00	10.93	855.66
32	072-0850-027-0000	195 BLUE RAVINE RD	Non-Residential	1.00	1.00	2.00	6.26	1.00	14.51	1,136.47
33	072-0850-028-0000	199 BLUE RAVINE RD	Non-Residential	1.00	1.00	2.00	5.72	1.00	13.44	1,052.82

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt	Assessor's Parcel		Land Use	Land Use	Total LU					Fiscal Year
ID	Number	Site Address	Land Use Classificatio	(LU) - Aesthetic	(LU) - Safety	Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
34	072-0850-029-0000	405 NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	3.22	1.38	9.20	720.42
35	072-0850-030-0000	265 NATOMA STATION DR	Park/Recreational	0.25	0.25	0.50	34.90	1.38	18.14	1,420.72
36	072-0850-032-0000	420 NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	5.11	1.38	12.98	1,016.75
37	072-0850-033-0000	416 NATOMA STATION DR	Undeveloped/Utility	0.25	0.25	0.50	0.66	1.38	1.02	79.88
38	072-0850-035-0001	193 BLUE RAVINE RD 100	Non-Residential	1.00	1.00	2.00	0.87	1.00	3.75	293.45
39	072-0850-035-0002	193 BLUE RAVINE RD 110	Non-Residential	1.00	1.00	2.00	0.89	1.00	3.78	296.08
40	072-0850-035-0003	193 BLUE RAVINE RD 120	Non-Residential	1.00	1.00	2.00	0.96	1.00	3.92	307.26
41	072-0850-035-0004	193 BLUE RAVINE RD 130	Non-Residential	1.00	1.00	2.00	1.14	1.00	4.28	335.37
42	072-0850-035-0005	193 BLUE RAVINE RD 135	Non-Residential	1.00	1.00	2.00	0.61	1.00	3.22	251.82
43	072-0850-035-0006	193 BLUE RAVINE RD 140	Non-Residential	1.00	1.00	2.00	1.06	1.00	4.12	322.79
44	072-0850-035-0008	193 BLUE RAVINE RD 155	Non-Residential	1.00	1.00	2.00	1.18	1.00	4.37	341.91
45	072-0850-035-0009	193 BLUE RAVINE RD 160	Non-Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.04
46	072-0850-035-0010	193 BLUE RAVINE RD 165	Non-Residential	1.00	1.00	2.00	0.91	1.00	3.81	298.48
47	072-0850-035-0011	193 BLUE RAVINE RD 170	Non-Residential	1.00	1.00	2.00	0.88	1.00	3.75	293.96
48	072-0850-035-0012	193 BLUE RAVINE RD 190	Non-Residential	1.00	1.00	2.00	1.21	1.00	4.43	346.60
49	072-0850-035-0013	193 BLUE RAVINE RD 200	Non-Residential	1.00	1.00	2.00	1.28	1.00	4.56	357.28
50	072-0850-035-0014	193 BLUE RAVINE RD 210	Non-Residential	1.00	1.00	2.00	0.62	1.00	3.23	253.21
51	072-0850-035-0015	193 BLUE RAVINE RD 220	Non-Residential	1.00	1.00	2.00	1.25	1.00	4.50	352.75
52	072-0850-035-0016	193 BLUE RAVINE RD 230	Non-Residential	1.00	1.00	2.00	1.49	1.00	4.98	390.08
53	072-0850-035-0017	193 BLUE RAVINE RD 240	Non-Residential	1.00	1.00	2.00	0.55	1.00	3.09	242.09
54	072-0850-035-0018	193 BLUE RAVINE RD 245	Non-Residential	1.00	1.00	2.00	0.54	1.00	3.09	241.70
55	072-0850-035-0019	193 BLUE RAVINE RD 250	Non-Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.49
56	072-0850-035-0020	193 BLUE RAVINE RD 255	Non-Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.94
57	072-0850-035-0021	193 BLUE RAVINE RD 260	Non-Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.57
58	072-0850-035-0022	193 BLUE RAVINE RD 265	Non-Residential	1.00	1.00	2.00	0.98	1.00	3.96	309.88
59	072-0850-035-0023	193 BLUE RAVINE RD 270	Non-Residential	1.00	1.00	2.00	1.48	1.00	4.95	388.07
60	072-0850-035-0024	193 BLUE RAVINE RD 280	Non-Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.71
61	072-0850-035-0025	193 BLUE RAVINE RD 290	Non-Residential	1.00	1.00	2.00	0.74	1.00	3.48	272.89
62	072-0850-035-0026	193 BLUE RAVINE RD	No Benefit	-	-	-	-	-	-	-
63	072-0850-035-0027	193 BLUE RAVINE RD 180	Non-Residential	1.00	1.00	2.00	0.57	1.00	3.15	246.62
64	072-0850-037-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
65	072-0860-001-0000	108 ASHCAT WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
66	072-0860-002-0000	106 ASHCAT WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) - Safety	Total LU Benefit	Lot	Lighting	Total Special	Fiscal Year
				Aesthetic	(LU) - Safety	Point:	Factor	Factor	Benefit Point	2025/26 Rates*
67	072-0860-003-0000	104 ASHCAT WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
68	072-0860-004-0000	102 ASHCAT WAY	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
69	072-0860-005-0000	100 ASHCAT WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
70	072-0860-006-0000	98 ASHCAT WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
71	072-0860-007-0000	432 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
72	072-0860-008-0000	430 TURN PIKE DR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
73	072-0860-009-0000	428 TURN PIKE DR	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
74	072-0860-010-0000	426 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
75	072-0860-011-0000	424 TURN PIKE DR	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
76	072-0860-012-0000	100 BOXCAR WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
77	072-0860-013-0000	427 TURN PIKE DR	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
78	072-0860-014-0000	429 TURN PIKE DR	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
79	072-0860-015-0000	431 TURN PIKE DR	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
80	072-0860-016-0000	433 TURN PIKE DR	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
81	072-0860-017-0000	435 TURN PIKE DR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
82	072-0860-018-0000	144 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
83	072-0860-019-0000	142 FANTAGES WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
84	072-0860-020-0000	140 FANTAGES WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
85	072-0860-021-0000	113 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
86	072-0860-022-0000	130 FANTAGES WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
87	072-0860-023-0000	128 FANTAGES WAY	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
88	072-0860-024-0000	131 FANTAGES WAY	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
89	072-0860-025-0000	133 FANTAGES WAY	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
90	072-0860-026-0000	135 FANTAGES WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
91	072-0860-027-0000	117 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
92	072-0860-028-0000	119 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
93	072-0860-029-0000	121 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
94	072-0860-030-0000	125 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
95	072-0860-031-0000	129 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
96	072-0860-032-0000	133 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
97	072-0860-033-0000	137 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
98	072-0860-034-0000	141 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
99	072-0860-035-0000	145 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) -	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	Safety	Benefit Points				2025/26 Rates*
100	072-0860-036-0000	144 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
101	072-0860-037-0000	142 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
102	072-0860-038-0000	140 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
103	072-0860-039-0000	138 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
104	072-0860-040-0000	136 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
105	072-0860-041-0000	134 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
106	072-0860-042-0000	132 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
107	072-0860-043-0000	130 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
108	072-0860-044-0000	128 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
109	072-0860-045-0000	126 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
110	072-0860-046-0000	101 CASELLA CT	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
111	072-0860-047-0000	103 CASELLA CT	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
112	072-0860-048-0000	105 CASELLA CT	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
113	072-0860-049-0000	106 CASELLA CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
114	072-0860-050-0000	104 CASELLA CT	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
115	072-0860-051-0000	102 CASELLA CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
116	072-0860-052-0000	122 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
117	072-0860-053-0000	120 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
118	072-0860-054-0000	139 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
119	072-0860-055-0000	141 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
120	072-0860-056-0000	143 FANTAGES WAY	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
121	072-0860-057-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
122	072-0870-001-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
123	072-0870-002-0000	170 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
124	072-0870-003-0000	168 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
125	072-0870-004-0000	166 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
126	072-0870-005-0000	164 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
127	072-0870-006-0000	162 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
128	072-0870-007-0000	160 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.87	1.00	3.73	292.26
129	072-0870-008-0000	158 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
130	072-0870-009-0000	156 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
131	072-0870-010-0000	154 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
132	072-0870-011-0000	152 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Points	Fiscal Year 2025/26 Rates*
133	072-0870-012-0000	150 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
134	072-0870-013-0000	148 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
135	072-0870-014-0000	146 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
136	072-0870-015-0000	149 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
137	072-0870-016-0000	151 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
138	072-0870-017-0000	153 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
139	072-0870-018-0000	155 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
140	072-0870-019-0000	157 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
141	072-0870-020-0000	159 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
142	072-0870-021-0000	161 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
143	072-0870-022-0000	163 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
144	072-0870-023-0000	140 YANKTON ST	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
145	072-0870-024-0000	138 YANKTON ST	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
146	072-0870-025-0000	136 YANKTON ST	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
147	072-0870-026-0000	134 YANKTON ST	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
148	072-0870-027-0000	132 YANKTON ST	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
149	072-0870-028-0000	130 YANKTON ST	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
150	072-0870-029-0000	128 YANKTON ST	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
151	072-0870-030-0000	125 YANKTON ST	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
152	072-0870-031-0000	127 YANKTON ST	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
153	072-0870-032-0000	129 YANKTON ST	Residential	1.00	1.00	2.00	0.63	1.00	3.26	255.22
154	072-0870-033-0000	131 YANKTON ST	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
155	072-0870-034-0000	133 YANKTON ST	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
156	072-0870-035-0000	135 YANKTON ST	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
157	072-0870-036-0000	137 YANKTON ST	Residential	1.00	1.00	2.00	0.73	1.00	3.46	271.35
158	072-0870-037-0000	171 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.74	1.00	3.48	272.55
159	072-0870-038-0000	175 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
160	072-0870-039-0000	179 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.21	251.04
161	072-0870-040-0000	183 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
162	072-0870-041-0000	187 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
163	072-0870-042-0000	189 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
164	072-0870-043-0000	191 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.26	255.22
165	072-0870-044-0000	109 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	(LU) - Safety	Benefit Point				2025/26 Rates*
166	072-0870-045-0000	111 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
167	072-0870-046-0000	113 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
168	072-0870-047-0000	115 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
169	072-0870-048-0000	117 FANTAGES WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
170	072-0870-049-0000	119 FANTAGES WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
171	072-0870-050-0000	121 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
172	072-0870-051-0000	123 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
173	072-0870-052-0000	125 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
174	072-0870-053-0000	127 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
175	072-0870-054-0000	129 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
176	072-0870-055-0000	126 FANTAGES WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
177	072-0870-056-0000	124 FANTAGES WAY	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
178	072-0870-057-0000	122 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
179	072-0870-058-0000	120 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
180	072-0870-059-0000	118 FANTAGES WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
181	072-0870-060-0000	116 FANTAGES WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
182	072-0870-061-0000	114 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
183	072-0870-062-0000	104 VONNIE CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
184	072-0870-063-0000	102 VONNIE CT	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
185	072-0880-002-0000	206 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.82	1.00	3.63	284.50
186	072-0880-003-0000	172 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
187	072-0880-004-0000	174 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
188	072-0880-005-0000	176 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.93	1.00	3.86	302.42
189	072-0880-006-0000	178 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
190	072-0880-007-0000	180 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
191	072-0880-008-0000	182 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.21
192	072-0880-009-0000	184 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
193	072-0880-010-0000	186 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
194	072-0880-011-0000	188 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
195	072-0880-012-0000	190 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
196	072-0880-013-0000	192 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
197	072-0880-014-0000	194 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
198	072-0880-015-0000	196 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Points	Fiscal Year 2025/26 Rates*
199	072-0880-016-0000	198 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
200	072-0880-017-0000	200 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.82	1.00	3.63	284.50
201	072-0880-018-0000	100 FAHEY CT	Residential	1.00	1.00	2.00	0.83	1.00	3.66	286.89
202	072-0880-019-0000	102 FAHEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
203	072-0880-020-0000	104 FAHEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
204	072-0880-021-0000	105 FAHEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
205	072-0880-022-0000	103 FAHEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
206	072-0880-023-0000	204 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.86	1.00	3.72	291.66
207	072-0880-024-0000	IRON POINT RD	Non-Residential	1.00	1.00	2.00	9.80	1.38	22.36	1,751.62
208	072-0880-025-0000	1120 IRON POINT RD	Non-Residential	1.00	1.00	2.00	6.48	1.38	15.73	1,231.84
209	072-0880-026-0000	1130 IRON POINT RD	Non-Residential	1.00	1.00	2.00	10.03	1.38	22.82	1,787.47
210	072-0880-027-0000	1150 IRON POINT RD	Non-Residential	1.00	1.00	2.00	6.98	1.38	16.72	1,309.51
211	072-0880-028-0000	1180 IRON POINT RD	Non-Residential	1.00	1.00	2.00	26.62	1.38	56.01	4,386.40
212	072-0890-001-0000	193 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
213	072-0890-002-0000	195 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
214	072-0890-003-0000	197 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
215	072-0890-004-0000	199 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
216	072-0890-005-0000	201 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	270.75
217	072-0890-006-0000	203 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.43	268.96
218	072-0890-007-0000	205 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
219	072-0890-008-0000	207 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
220	072-0890-009-0000	209 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
221	072-0890-010-0000	211 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
222	072-0890-011-0000	213 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
223	072-0890-012-0000	215 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
224	072-0890-013-0000	217 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.25	254.62
225	072-0890-014-0000	219 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	266.57
226	072-0890-015-0000	221 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
227	072-0890-016-0000	101 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
228	072-0890-017-0000	103 YANKTON ST	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
229	072-0890-018-0000	105 YANKTON ST	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
230	072-0890-019-0000	107 YANKTON ST	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
231	072-0890-020-0000	109 YANKTON ST	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
232	072-0890-021-0000	111 YANKTON ST	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
233	072-0890-022-0000	113 YANKTON ST	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
234	072-0890-023-0000	115 YANKTON ST	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
235	072-0890-024-0000	117 YANKTON ST	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
236	072-0890-025-0000	119 YANKTON ST	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
237	072-0890-026-0000	121 YANKTON ST	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
238	072-0890-027-0000	123 YANKTON ST	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
239	072-0890-028-0000	126 YANKTON ST	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
240	072-0890-029-0000	124 YANKTON ST	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
241	072-0890-030-0000	120 YANKTON ST	Residential	1.00	1.00	2.00	0.59	1.00	3.17	248.65
242	072-0890-031-0000	116 YANKTON ST	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
243	072-0890-032-0000	112 YANKTON ST	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
244	072-0890-033-0000	101 FANTAGES WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
245	072-0890-034-0000	103 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
246	072-0890-035-0000	105 FANTAGES WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
247	072-0890-036-0000	107 FANTAGES WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
248	072-0890-037-0000	112 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
249	072-0890-038-0000	108 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
250	072-0890-039-0000	104 FANTAGES WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
251	072-0890-040-0000	100 FANTAGES WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
252	072-0890-041-0000	103 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
253	072-0890-042-0000	105 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
254	072-0890-043-0000	101 VONNIE CT	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
255	072-0890-044-0000	103 VONNIE CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
256	072-0890-045-0000	114 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
257	072-0890-046-0000	112 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
258	072-0890-047-0000	110 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
259	072-0890-048-0000	108 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
260	072-0890-049-0000	106 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
261	072-0890-050-0000	104 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
262	072-0890-051-0000	102 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
263	072-0890-052-0000	100 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
264	072-0890-053-0000	102 BOXCAR WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classificatio	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	(LU) - Safety	Benefit Point				2025/26 Rates*
265	072-0890-054-0000	103 BOXCAR WAY	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
266	072-0890-055-0000	105 BOXCAR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
267	072-0890-056-0000	107 BOXCAR WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
268	072-0890-057-0000	224 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
269	072-0890-058-0000	222 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.71	1.00	3.43	268.36
270	072-0890-059-0000	220 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
271	072-0890-060-0000	218 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	253.43
272	072-0890-061-0000	216 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.19	249.84
273	072-0890-062-0000	212 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
274	072-0890-063-0000	210 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.21
275	072-0890-064-0000	208 ORANGE BLOSSOM CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.45	270.16
276	072-0900-001-0000	IRON POINT RD	No Benefit	-	-	-	-	-	-	-
277	072-0900-002-0000	120 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.75	1.00	3.50	273.74
278	072-0900-003-0000	124 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.82	1.00	3.64	285.09
279	072-0900-004-0000	128 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.88	1.00	3.77	295.25
280	072-0900-005-0000	168 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
281	072-0900-006-0000	170 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
282	072-0900-007-0000	172 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
283	072-0900-008-0000	175 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
284	072-0900-009-0000	173 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
285	072-0900-010-0000	171 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.82	1.00	3.63	284.50
286	072-0900-011-0000	169 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	270.75
287	072-0900-012-0000	167 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
288	072-0900-013-0000	165 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
289	072-0900-014-0000	100 TEDFORD CT	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
290	072-0900-015-0000	102 TEDFORD CT	Residential	1.00	1.00	2.00	0.78	1.00	3.56	279.12
291	072-0900-016-0000	104 TEDFORD CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
292	072-0900-017-0000	106 TEDFORD CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
293	072-0900-018-0000	105 TEDFORD CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
294	072-0900-019-0000	103 TEDFORD CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
295	072-0900-020-0000	101 TEDFORD CT	Residential	1.00	1.00	2.00	0.87	1.00	3.75	293.46
296	072-0900-021-0000	161 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.86	1.00	3.72	291.66
297	072-0900-022-0000	159 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05

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Assmt	Assessor's Parcel			Land Use		Total LU				Fiscal Year
ID	Number	Site Address	Land Use Classificatio	(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Point:	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
298	072-0900-023-0000	157 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
299	072-0900-024-0000	155 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
300	072-0900-025-0000	153 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
301	072-0900-026-0000	151 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
302	072-0900-027-0000	149 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
303	072-0900-028-0000	147 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
304	072-0900-029-0000	145 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
305	072-0900-030-0000	143 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
306	072-0900-031-0000	141 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
307	072-0900-032-0000	139 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
308	072-0900-033-0000	137 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
309	072-0900-034-0000	135 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
310	072-0900-035-0000	133 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
311	072-0900-036-0000	131 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
312	072-0900-037-0000	129 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
313	072-0900-038-0000	128 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
314	072-0900-039-0000	130 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
315	072-0900-040-0000	132 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
316	072-0900-041-0000	134 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
317	072-0900-042-0000	136 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
318	072-0900-043-0000	140 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
319	072-0900-044-0000	144 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
320	072-0900-045-0000	148 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
321	072-0900-046-0000	152 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
322	072-0900-047-0000	156 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
323	072-0900-048-0000	160 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
324	072-0900-049-0000	162 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.71	1.00	3.43	268.36
325	072-0900-050-0000	164 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
326	072-0900-051-0000	166 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.71	1.00	3.41	267.17
327	072-0900-052-0000	133 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
328	072-0900-053-0000	131 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
329	072-0900-054-0000	129 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
330	072-0900-055-0000	127 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.87	1.00	3.75	293.46

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Assmt	Assessor's Parcel		Land Use Classification	Land Use	Land Use	Total LU	Lot	Lighting	Total Special	Fiscal Year
ID	Number	Site Address		(LU) - Aesthetic		Benefit Point				2025/26 Rates*
331	072-0900-056-0000	125 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
332	072-0900-057-0000	123 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.75	1.00	3.50	273.74
333	072-0900-058-0000	121 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39
334	072-0910-001-0000	103 COUTS WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
335	072-0910-002-0000	105 COUTS WAY	Residential	1.00	1.00	2.00	0.70	1.00	3.40	266.57
336	072-0910-003-0000	205 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
337	072-0910-004-0000	207 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
338	072-0910-005-0000	104 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
339	072-0910-006-0000	102 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
340	072-0910-007-0000	103 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
341	072-0910-008-0000	105 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
342	072-0910-009-0000	107 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
343	072-0910-010-0000	109 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
344	072-0910-011-0000	111 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
345	072-0910-012-0000	113 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
346	072-0910-013-0000	115 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
347	072-0910-014-0000	117 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
348	072-0910-015-0000	119 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
349	072-0910-016-0000	121 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
350	072-0910-017-0000	123 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
351	072-0910-018-0000	125 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
352	072-0910-019-0000	127 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
353	072-0910-020-0000	126 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
354	072-0910-021-0000	124 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
355	072-0910-022-0000	122 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
356	072-0910-023-0000	120 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
357	072-0910-024-0000	118 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
358	072-0910-025-0000	116 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
359	072-0910-026-0000	114 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
360	072-0910-027-0000	112 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
361	072-0910-028-0000	110 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
362	072-0910-029-0000	206 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
363	072-0910-030-0000	204 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classificatio	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic	(LU) - Safety	Benefit Points				
364	072-0910-031-0000	202 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
365	072-0910-032-0000	103 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
366	072-0910-033-0000	105 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
367	072-0910-034-0000	107 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
368	072-0910-035-0000	109 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
369	072-0910-036-0000	111 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
370	072-0910-037-0000	113 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
371	072-0910-038-0000	115 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
372	072-0910-039-0000	117 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
373	072-0910-040-0000	119 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
374	072-0910-041-0000	116 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.84	1.00	3.69	288.68
375	072-0910-042-0000	114 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.75	1.00	3.50	273.74
376	072-0910-043-0000	112 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
377	072-0910-044-0000	110 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
378	072-0910-045-0000	108 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
379	072-0910-046-0000	106 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.90	1.00	3.80	297.64
380	072-0910-047-0000	104 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.82	1.00	3.63	284.50
381	072-0910-048-0000	102 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
382	072-0910-049-0000	100 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
383	072-0910-050-0000	98 DEMURRAGE WAY	Residential	1.00	1.00	2.00	0.79	1.00	3.59	280.91
384	072-0910-051-0000	194 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
385	072-0910-052-0000	190 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
386	072-0910-053-0000	188 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
387	072-0910-054-0000	186 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	266.57
388	072-0910-055-0000	184 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
389	072-0910-056-0000	182 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	271.35
390	072-0910-057-0000	180 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.78	1.00	3.56	278.52
391	072-0910-058-0000	178 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.77	1.00	3.55	277.92
392	072-0910-059-0000	176 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.78	1.00	3.56	278.52
393	072-0910-060-0000	174 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
394	072-0910-061-0000	177 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
395	072-0910-062-0000	185 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.52	275.53
396	072-0910-063-0000	187 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Points	Fiscal Year 2025/26 Rates*
397	072-0910-064-0000	189 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
398	072-0910-065-0000	191 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
399	072-0910-066-0000	193 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
400	072-0910-067-0000	195 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	270.75
401	072-0910-068-0000	197 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.82	1.00	3.64	285.09
402	072-0910-069-0000	199 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
403	072-0910-070-0000	104 COUTS WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
404	072-0910-071-0000	102 COUTS WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
405	072-0910-072-0000	214 ORANGE BLOSSOM CIR	Park/Recreational	0.25	0.25	0.50	2.34	1.00	1.67	130.87
406	072-0920-001-0000	106 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
407	072-0920-002-0000	104 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
408	072-0920-003-0000	102 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
409	072-0920-004-0000	105 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
410	072-0920-005-0000	103 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
411	072-0920-006-0000	134 ASHCAT WAY	Residential	1.00	1.00	2.00	0.51	1.00	3.02	236.70
412	072-0920-007-0000	132 ASHCAT WAY	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
413	072-0920-008-0000	130 ASHCAT WAY	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
414	072-0920-009-0000	128 ASHCAT WAY	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
415	072-0920-010-0000	126 ASHCAT WAY	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
416	072-0920-011-0000	124 ASHCAT WAY	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
417	072-0920-012-0000	122 ASHCAT WAY	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
418	072-0920-013-0000	120 ASHCAT WAY	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
419	072-0920-014-0000	118 ASHCAT WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
420	072-0920-015-0000	116 ASHCAT WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
421	072-0920-016-0000	114 ASHCAT WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
422	072-0920-017-0000	112 ASHCAT WAY	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
423	072-0920-018-0000	110 ASHCAT WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
424	072-0920-019-0000	422 TURN PIKE DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
425	072-0920-020-0000	420 TURN PIKE DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
426	072-0920-021-0000	418 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
427	072-0920-022-0000	416 TURN PIKE DR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
428	072-0920-023-0000	414 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
429	072-0920-024-0000	412 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic						
430	072-0920-025-0000	410 TURN PIKE DR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
431	072-0920-026-0000	408 TURN PIKE DR	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
432	072-0920-027-0000	406 TURN PIKE DR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
433	072-0920-028-0000	404 TURN PIKE DR	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
434	072-0920-029-0000	402 TURN PIKE DR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
435	072-0920-030-0000	400 TURN PIKE DR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
436	072-0920-031-0000	101 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
437	072-0920-032-0000	100 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
438	072-0920-033-0000	342 TURN PIKE DR	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
439	072-0920-034-0000	340 TURN PIKE DR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
440	072-0920-035-0000	338 TURN PIKE DR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
441	072-0920-036-0000	101 FAITHORNE LN	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
442	072-0920-037-0000	339 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
443	072-0920-038-0000	101 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
444	072-0920-039-0000	100 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
445	072-0920-040-0000	101 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
446	072-0920-041-0000	100 JOHN HENRY CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
447	072-0920-042-0000	401 TURN PIKE DR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.80
448	072-0920-043-0000	403 TURN PIKE DR	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
449	072-0920-044-0000	101 COUTS WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
450	072-0920-045-0000	100 COUTS WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
451	072-0920-046-0000	415 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
452	072-0920-047-0000	417 TURN PIKE DR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
453	072-0920-048-0000	101 BOXCAR WAY	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
454	072-0930-001-0000	113 ASHCAT WAY	Residential	1.00	1.00	2.00	0.92	1.38	4.60	360.15
455	072-0930-002-0000	103 BALLAST WAY	Residential	1.00	1.00	2.00	0.64	1.38	4.03	315.94
456	072-0930-003-0000	105 BALLAST WAY	Residential	1.00	1.00	2.00	0.63	1.38	4.02	314.74
457	072-0930-004-0000	107 BALLAST WAY	Residential	1.00	1.00	2.00	0.64	1.38	4.04	316.54
458	072-0930-005-0000	109 BALLAST WAY	Residential	1.00	1.00	2.00	0.64	1.38	4.03	315.94
459	072-0930-006-0000	111 BALLAST WAY	Residential	1.00	1.00	2.00	0.58	1.38	3.91	306.38
460	072-0930-007-0000	113 BALLAST WAY	Residential	1.00	1.00	2.00	0.70	1.38	4.16	325.50
461	072-0930-008-0000	115 BALLAST WAY	Residential	1.00	1.00	2.00	0.57	1.38	3.90	305.18
462	072-0930-009-0000	117 BALLAST WAY	Residential	1.00	1.00	2.00	0.52	1.38	3.81	298.01

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) -	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	Safety	Benefit Points				2025/26 Rates*
463	072-0930-010-0000	119 BALLAST WAY	Residential	1.00	1.00	2.00	0.52	1.38	3.81	298.01
464	072-0930-011-0000	121 BALLAST WAY	Residential	1.00	1.00	2.00	0.58	1.38	3.93	307.57
465	072-0930-012-0000	123 BALLAST WAY	Residential	1.00	1.00	2.00	0.58	1.38	3.93	307.57
466	072-0930-013-0000	125 BALLAST WAY	Residential	1.00	1.00	2.00	0.58	1.38	3.91	306.38
467	072-0930-014-0000	127 BALLAST WAY	Residential	1.00	1.00	2.00	0.52	1.38	3.81	298.01
468	072-0930-015-0000	129 BALLAST WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78
469	072-0930-016-0000	119 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.23	252.83
470	072-0930-017-0000	121 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
471	072-0930-018-0000	123 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.27	256.41
472	072-0930-019-0000	125 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.77	1.00	3.53	276.73
473	072-0930-020-0000	127 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
474	072-0930-021-0000	132 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.59	281.51
475	072-0930-022-0000	130 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.92	1.00	3.83	300.03
476	072-0930-023-0000	128 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
477	072-0930-024-0000	126 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
478	072-0930-025-0000	124 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
479	072-0930-026-0000	122 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
480	072-0930-027-0000	120 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
481	072-0930-028-0000	118 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
482	072-0930-029-0000	116 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
483	072-0930-030-0000	114 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
484	072-0930-031-0000	112 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
485	072-0930-032-0000	110 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
486	072-0930-033-0000	108 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
487	072-0930-034-0000	131 ASHCAT WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
488	072-0930-035-0000	133 ASHCAT WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
489	072-0930-036-0000	135 ASHCAT WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
490	072-0930-037-0000	107 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
491	072-0930-038-0000	109 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
492	072-0930-039-0000	111 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
493	072-0930-040-0000	113 CONDUCTOR WAY	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
494	072-0930-041-0000	136 BALLAST WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
495	072-0930-042-0000	132 BALLAST WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Points	Fiscal Year 2025/26 Rates*
496	072-0930-043-0000	128 BALLAST WAY	Residential	1.00	1.00	2.00	0.93	1.00	3.86	302.42
497	072-0930-044-0000	103 RIGNEY CT	Residential	1.00	1.00	2.00	0.89	1.00	3.78	295.85
498	072-0930-045-0000	104 RIGNEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
499	072-0930-046-0000	102 RIGNEY CT	Residential	1.00	1.00	2.00	0.80	1.00	3.61	282.70
500	072-0930-047-0000	120 BALLAST WAY	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
501	072-0930-048-0000	118 BALLAST WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78
502	072-0930-049-0000	114 BALLAST WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.25	254.62
503	072-0930-050-0000	112 BALLAST WAY	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
504	072-0930-051-0000	108 BALLAST WAY	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.21
505	072-0930-052-0000	104 BALLAST WAY	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
506	072-0930-053-0000	100 BALLAST WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.61	282.70
507	072-0930-054-0000	121 ASHCAT WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.52	275.53
508	072-0930-055-0000	123 ASHCAT WAY	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
509	072-0930-056-0000	125 ASHCAT WAY	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
510	072-0930-057-0000	127 ASHCAT WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.26	255.22
511	072-0930-058-0000	129 ASHCAT WAY	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
512	072-0930-059-0000	BALLAST WAY	No Benefit	-	-	-	-	-	-	-
513	072-0940-001-0000	102 ELKINS CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.20	250.44
514	072-0940-002-0000	104 ELKINS CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.20	250.44
515	072-0940-003-0000	106 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
516	072-0940-004-0000	108 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
517	072-0940-005-0000	110 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
518	072-0940-006-0000	112 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
519	072-0940-007-0000	114 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
520	072-0940-008-0000	116 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
521	072-0940-009-0000	118 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
522	072-0940-010-0000	120 ELKINS CIR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	241.48
523	072-0940-011-0000	122 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
524	072-0940-012-0000	124 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
525	072-0940-013-0000	126 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
526	072-0940-014-0000	128 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
527	072-0940-015-0000	130 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
528	072-0940-016-0000	132 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	(LU) - Safety	Benefit Points				2025/26 Rates*
529	072-0940-017-0000	134 ELKINS CIR	Residential	1.00	1.00	2.00	0.90	1.00	3.80	297.64
530	072-0940-018-0000	136 ELKINS CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
531	072-0940-019-0000	138 ELKINS CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.19	249.84
532	072-0940-020-0000	140 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
533	072-0940-021-0000	142 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
534	072-0940-022-0000	144 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
535	072-0940-023-0000	146 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
536	072-0940-024-0000	148 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
537	072-0940-025-0000	150 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
538	072-0940-026-0000	152 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
539	072-0940-027-0000	154 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
540	072-0940-028-0000	156 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
541	072-0940-029-0000	158 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
542	072-0940-030-0000	160 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
543	072-0940-031-0000	103 FAITHORNE LN	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
544	072-0940-032-0000	105 FAITHORNE LN	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
545	072-0940-033-0000	155 ELKINS CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78
546	072-0940-034-0000	149 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
547	072-0940-035-0000	147 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
548	072-0940-036-0000	145 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
549	072-0940-037-0000	143 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
550	072-0940-038-0000	141 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
551	072-0940-039-0000	139 ELKINS CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
552	072-0940-040-0000	129 ELKINS CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.43	268.96
553	072-0940-041-0000	127 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
554	072-0940-042-0000	125 ELKINS CIR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	241.48
555	072-0940-043-0000	123 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
556	072-0940-044-0000	121 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.07	240.28
557	072-0940-045-0000	119 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
558	072-0940-046-0000	117 ELKINS CIR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	241.48
559	072-0940-047-0000	115 ELKINS CIR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
560	072-0940-048-0000	113 ELKINS CIR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
561	072-0940-049-0000	111 ELKINS CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39

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Assmt ID	Assessor's Parcel			Land Use	Total LU			Fiscal Year		
				(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
562	072-0940-050-0000	183 ELKINS CIR	Residential	1.00	1.00	2.00	0.71	1.00	3.42	267.77
563	072-0940-051-0000	100 DONEGAN CT	Residential	1.00	1.00	2.00	0.75	1.00	3.50	273.74
564	072-0940-052-0000	102 DONEGAN CT	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
565	072-0940-053-0000	104 DONEGAN CT	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
566	072-0940-054-0000	106 DONEGAN CT	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
567	072-0940-055-0000	108 DONEGAN CT	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
568	072-0940-056-0000	110 DONEGAN CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
569	072-0940-057-0000	111 DONEGAN CT	Residential	1.00	1.00	2.00	0.86	1.00	3.72	291.66
570	072-0940-058-0000	109 DONEGAN CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
571	072-0940-059-0000	107 DONEGAN CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
572	072-0940-060-0000	105 DONEGAN CT	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
573	072-0940-061-0000	103 DONEGAN CT	Residential	1.00	1.00	2.00	0.77	1.00	3.53	276.73
574	072-0940-062-0000	101 DONEGAN CT	Residential	1.00	1.00	2.00	0.80	1.00	3.59	281.51
575	072-0940-063-0000	175 ELKINS CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.23	252.83
576	072-0940-064-0000	171 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
577	072-0940-065-0000	167 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
578	072-0940-066-0000	163 ELKINS CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.20	250.44
579	072-0940-067-0000	159 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
580	072-0940-068-0000	104 FAITHORNE LN	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
581	072-0940-069-0000	102 FAITHORNE LN	Residential	1.00	1.00	2.00	0.63	1.00	3.26	255.22
582	072-0940-070-0000	166 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
583	072-0940-071-0000	168 ELKINS CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
584	072-0940-072-0000	170 ELKINS CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
585	072-0940-073-0000	172 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
586	072-0940-074-0000	174 ELKINS CIR	Residential	1.00	1.00	2.00	0.49	1.00	2.98	233.71
587	072-0940-075-0000	176 ELKINS CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
588	072-0940-076-0000	178 ELKINS CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
589	072-0940-077-0000	180 ELKINS CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
590	072-0940-078-0000	182 ELKINS CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.21	251.04
591	072-0940-079-0000	184 ELKINS CIR	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39
592	072-0940-080-0000	186 ELKINS CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
593	072-0940-081-0000	188 ELKINS CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
594	072-0940-082-0000	105 ELKINS CIR	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic						
595	072-0940-083-0000	103 ELKINS CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.25	254.62
596	072-0940-084-0000	101 ELKINS CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
597	072-0940-085-0000	304 TURN PIKE DR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
598	072-0940-086-0000	306 TURN PIKE DR	Residential	1.00	1.00	2.00	0.71	1.00	3.42	267.77
599	072-0940-087-0000	308 TURN PIKE DR	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
600	072-0940-088-0000	310 TURN PIKE DR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
601	072-0940-089-0000	312 TURN PIKE DR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
602	072-0940-090-0000	314 TURN PIKE DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
603	072-0940-091-0000	162 HOPFIELD DR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
604	072-0940-092-0000	311 TURN PIKE DR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
605	072-0940-093-0000	309 TURN PIKE DR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
606	072-0940-094-0000	307 TURN PIKE DR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
607	072-0940-095-0000	305 TURN PIKE DR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
608	072-0940-096-0000	98 HOPFIELD DR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
609	072-0940-097-0000	99 HOPFIELD DR	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
610	072-0940-098-0000	100 ELKINS CIR	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
611	072-0950-001-0000	101 HOPFIELD DR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
612	072-0950-002-0000	103 HOPFIELD DR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	240.88
613	072-0950-003-0000	105 HOPFIELD DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
614	072-0950-004-0000	107 HOPFIELD DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
615	072-0950-005-0000	109 HOPFIELD DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
616	072-0950-006-0000	111 HOPFIELD DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
617	072-0950-007-0000	113 HOPFIELD DR	Residential	1.00	1.00	2.00	0.60	1.00	3.21	251.04
618	072-0950-008-0000	115 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
619	072-0950-009-0000	117 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
620	072-0950-010-0000	119 HOPFIELD DR	Residential	1.00	1.00	2.00	0.88	1.00	3.77	295.25
621	072-0950-011-0000	121 HOPFIELD DR	Residential	1.00	1.00	2.00	0.92	1.00	3.83	300.03
622	072-0950-012-0000	123 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
623	072-0950-013-0000	125 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
624	072-0950-014-0000	127 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
625	072-0950-015-0000	129 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
626	072-0950-016-0000	131 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
627	072-0950-017-0000	133 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00

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Assmt ID	Assessor's Parcel		Land Use Classification	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	(LU) - Safety	Benefit Points				2025/26 Rates*
628	072-0950-018-0000	135 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
629	072-0950-019-0000	137 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
630	072-0950-020-0000	139 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
631	072-0950-021-0000	141 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
632	072-0950-022-0000	143 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
633	072-0950-023-0000	145 HOPFIELD DR	Undeveloped/Utility	0.25	0.25	0.50	1.09	1.00	1.05	82.03
634	072-0950-024-0000	147 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
635	072-0950-025-0000	149 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
636	072-0950-026-0000	151 HOPFIELD DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
637	072-0950-027-0000	153 HOPFIELD DR	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
638	072-0950-028-0000	155 HOPFIELD DR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
639	072-0950-029-0000	157 HOPFIELD DR	Residential	1.00	1.00	2.00	0.71	1.00	3.42	267.77
640	072-0950-030-0000	159 HOPFIELD DR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
641	072-0950-031-0000	161 HOPFIELD DR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
642	072-0950-032-0000	163 HOPFIELD DR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	241.48
643	072-0950-033-0000	160 HOPFIELD DR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
644	072-0950-034-0000	101 CASSIN CT	Residential	1.00	1.00	2.00	0.88	1.00	3.75	294.05
645	072-0950-035-0000	103 CASSIN CT	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
646	072-0950-036-0000	105 CASSIN CT	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
647	072-0950-037-0000	107 CASSIN CT	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
648	072-0950-038-0000	109 CASSIN CT	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
649	072-0950-039-0000	111 CASSIN CT	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
650	072-0950-040-0000	113 CASSIN CT	Residential	1.00	1.00	2.00	0.80	1.00	3.59	281.51
651	072-0950-041-0000	115 CASSIN CT	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
652	072-0950-042-0000	117 CASSIN CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
653	072-0950-043-0000	116 CASSIN CT	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
654	072-0950-044-0000	114 CASSIN CT	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
655	072-0950-045-0000	112 CASSIN CT	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
656	072-0950-046-0000	110 CASSIN CT	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
657	072-0950-047-0000	108 CASSIN CT	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
658	072-0950-048-0000	106 CASSIN CT	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
659	072-0950-049-0000	104 CASSIN CT	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
660	072-0950-050-0000	102 CASSIN CT	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
661	072-0950-051-0000	100 CASSIN CT	Residential	1.00	1.00	2.00	0.77	1.00	3.53	276.73
662	072-0950-052-0000	154 HOPFIELD DR	Residential	1.00	1.00	2.00	0.71	1.00	3.42	267.77
663	072-0950-053-0000	152 HOPFIELD DR	Residential	1.00	1.00	2.00	0.81	1.00	3.62	283.30
664	072-0950-054-0000	150 HOPFIELD DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
665	072-0950-055-0000	148 HOPFIELD DR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
666	072-0950-056-0000	146 HOPFIELD DR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
667	072-0950-057-0000	144 HOPFIELD DR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
668	072-0950-058-0000	142 HOPFIELD DR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
669	072-0950-059-0000	138 HOPFIELD DR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.80
670	072-0950-060-0000	134 HOPFIELD DR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
671	072-0950-061-0000	130 HOPFIELD DR	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
672	072-0950-062-0000	126 HOPFIELD DR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	240.88
673	072-0950-063-0000	122 HOPFIELD DR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
674	072-0950-064-0000	118 HOPFIELD DR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
675	072-0950-065-0000	114 HOPFIELD DR	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
676	072-0950-066-0000	110 HOPFIELD DR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
677	072-0950-067-0000	108 HOPFIELD DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
678	072-0950-068-0000	106 HOPFIELD DR	Residential	1.00	1.00	2.00	0.55	1.00	3.09	242.08
679	072-0950-069-0000	104 HOPFIELD DR	Residential	1.00	1.00	2.00	0.55	1.00	3.09	242.08
680	072-0950-070-0000	102 HOPFIELD DR	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
681	072-0950-071-0000	100 HOPFIELD DR	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39
682	072-0950-072-0000	PRAIRIE CITY RD	No Benefit	-	-	-	-	-	-	-
683	072-0960-001-0000	316 TURN PIKE DR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
684	072-0960-002-0000	318 TURN PIKE DR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
685	072-0960-003-0000	320 TURN PIKE DR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
686	072-0960-004-0000	322 TURN PIKE DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
687	072-0960-005-0000	324 TURN PIKE DR	Residential	1.00	1.00	2.00	0.59	1.00	3.17	248.65
688	072-0960-006-0000	326 TURN PIKE DR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
689	072-0960-007-0000	328 TURN PIKE DR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
690	072-0960-008-0000	330 TURN PIKE DR	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
691	072-0960-009-0000	100 FAITHORNE LN	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
692	072-0960-010-0000	337 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
693	072-0960-011-0000	335 TURN PIKE DR	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40

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Assmt ID	Assessor's Parcel		Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
694	072-0960-012-0000	333 TURN PIKE DR	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
695	072-0960-013-0000	331 TURN PIKE DR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.80
696	072-0960-014-0000	329 TURN PIKE DR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
697	072-0960-015-0000	98 WHISTLE STOP WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
698	072-0960-016-0000	100 WHISTLE STOP WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
699	072-0960-017-0000	100 BAYLINE CIR	Residential	1.00	1.00	2.00	0.78	1.00	3.56	278.52
700	072-0960-018-0000	102 BAYLINE CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.43	268.96
701	072-0960-019-0000	104 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.23	252.83
702	072-0960-020-0000	106 BAYLINE CIR	Residential	1.00	1.00	2.00	0.60	1.00	3.21	251.04
703	072-0960-021-0000	108 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
704	072-0960-022-0000	100 KENNAR WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
705	072-0960-023-0000	102 KENNAR WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78
706	072-0960-024-0000	104 KENNAR WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.43	268.96
707	072-0960-025-0000	111 KENNAR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
708	072-0960-026-0000	109 KENNAR WAY	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
709	072-0960-027-0000	107 KENNAR WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
710	072-0960-028-0000	105 KENNAR WAY	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
711	072-0960-029-0000	103 KENNAR WAY	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
712	072-0960-030-0000	101 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
713	072-0960-031-0000	191 BAYLINE CIR	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
714	072-0960-032-0000	189 BAYLINE CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
715	072-0960-033-0000	187 BAYLINE CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
716	072-0960-034-0000	185 BAYLINE CIR	Residential	1.00	1.00	2.00	0.66	1.00	3.33	260.60
717	072-0960-035-0000	183 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.23	252.83
718	072-0960-036-0000	181 BAYLINE CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
719	072-0960-037-0000	179 BAYLINE CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
720	072-0960-038-0000	177 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
721	072-0960-039-0000	175 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
722	072-0960-040-0000	173 BAYLINE CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
723	072-0960-043-0000	174 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
724	072-0960-045-0000	178 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
725	072-0960-046-0000	180 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
726	072-0960-047-0000	182 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00

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Assmt	Assessor's Parcel		Land Use Classification	Land Use	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special	Fiscal Year
ID	Number	Site Address		(LU) - Aesthetic	(LU) - Safety	Benefit Point			Benefit Point	2025/26 Rates*
727	072-0960-048-0000	184 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
728	072-0960-049-0000	186 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
729	072-0960-050-0000	188 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
730	072-0960-051-0000	190 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
731	072-0960-052-0000	192 BAYLINE CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
732	072-0960-053-0000	194 BAYLINE CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
733	072-0960-054-0000	196 BAYLINE CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
734	072-0960-055-0000	198 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
735	072-0960-056-0000	105 WHISTLE STOP WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
736	072-0960-057-0000	103 WHISTLE STOP WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
737	072-0960-058-0000	101 WHISTLE STOP WAY	Park/Recreational	0.25	0.25	0.50	3.63	1.00	2.32	181.50
738	072-0960-059-0000	176 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
739	072-0960-060-0000	172 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
740	072-0960-061-0000	170 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
741	072-0970-001-0000	110 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
742	072-0970-002-0000	112 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
743	072-0970-003-0000	114 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
744	072-0970-004-0000	103 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
745	072-0970-005-0000	105 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
746	072-0970-006-0000	101 BEUTH CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
747	072-0970-007-0000	103 BEUTH CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
748	072-0970-008-0000	105 BEUTH CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
749	072-0970-009-0000	104 BEUTH CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
750	072-0970-010-0000	102 BEUTH CT	Residential	1.00	1.00	2.00	0.77	1.00	3.54	277.33
751	072-0970-011-0000	100 BEUTH CT	Residential	1.00	1.00	2.00	0.93	1.00	3.85	301.82
752	072-0970-012-0000	117 BAYLINE CIR	Residential	1.00	1.00	2.00	0.71	1.00	3.43	268.36
753	072-0970-013-0000	121 BAYLINE CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	271.35
754	072-0970-014-0000	125 BAYLINE CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.53	276.13
755	072-0970-015-0000	103 HESILER CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
756	072-0970-016-0000	104 HESILER CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
757	072-0970-017-0000	102 HESILER CT	Residential	1.00	1.00	2.00	0.83	1.00	3.66	286.29
758	072-0970-018-0000	100 HESILER CT	Residential	1.00	1.00	2.00	0.84	1.00	3.68	288.08
759	072-0970-019-0000	122 KENNAR WAY	Residential	1.00	1.00	2.00	0.85	1.00	3.69	289.27

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Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt	Assessor's Parcel		Land Use Classification	Land Use	Land Use	Total LU	Lot	Lighting	Total Special	Fiscal Year
ID	Number	Site Address		(LU) - Aesthetic		Benefit Points				2025/26 Rates*
760	072-0970-020-0000	120 KENNAR WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.25	254.62
761	072-0970-021-0000	118 KENNAR WAY	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03
762	072-0970-022-0000	116 KENNAR WAY	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
763	072-0970-023-0000	114 KENNAR WAY	Residential	1.00	1.00	2.00	0.66	1.00	3.32	260.00
764	072-0970-024-0000	112 KENNAR WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.36	262.99
765	072-0970-025-0000	110 KENNAR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
766	072-0970-026-0000	108 KENNAR WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
767	072-0970-027-0000	106 KENNAR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
768	072-0970-028-0000	113 KENNAR WAY	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
769	072-0970-029-0000	115 KENNAR WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.23	252.83
770	072-0970-030-0000	117 KENNAR WAY	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97
771	072-0970-031-0000	119 KENNAR WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
772	072-0970-032-0000	121 KENNAR WAY	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
773	072-0970-033-0000	123 KENNAR WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
774	072-0970-034-0000	125 KENNAR WAY	Residential	1.00	1.00	2.00	0.79	1.00	3.59	280.91
775	072-0970-035-0000	127 KENNAR WAY	Residential	1.00	1.00	2.00	0.89	1.00	3.79	296.44
776	072-0970-036-0000	141 BAYLINE CIR	Residential	1.00	1.00	2.00	0.81	1.00	3.62	283.30
777	072-0970-037-0000	145 BAYLINE CIR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
778	072-0970-038-0000	149 BAYLINE CIR	Residential	1.00	1.00	2.00	0.91	1.00	3.82	299.43
779	072-0970-039-0000	153 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
780	072-0970-040-0000	157 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
781	072-0970-041-0000	161 BAYLINE CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
782	072-0970-042-0000	163 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
783	072-0970-043-0000	165 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
784	072-0970-044-0000	167 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
785	072-0970-045-0000	169 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23
786	072-0970-046-0000	171 BAYLINE CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
787	072-0970-056-0000	150 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
788	072-0970-057-0000	148 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
789	072-0970-058-0000	146 BAYLINE CIR	Residential	1.00	1.00	2.00	0.64	1.00	3.29	257.61
790	072-0970-059-0000	144 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
791	072-0970-060-0000	142 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
792	072-0970-061-0000	140 BAYLINE CIR	Residential	1.00	1.00	2.00	0.61	1.00	3.22	252.23

City of Folsom
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Assmt ID	Assessor's Parcel		Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
793	072-0970-062-0000	138 BAYLINE CIR	Residential	1.00	1.00	2.00	0.55	1.00	3.10	242.67
794	072-0970-063-0000	136 BAYLINE CIR	Residential	1.00	1.00	2.00	0.63	1.00	3.25	254.62
795	072-0970-064-0000	134 BAYLINE CIR	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
796	072-0970-065-0000	132 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
797	072-0970-066-0000	130 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
798	072-0970-067-0000	128 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
799	072-0970-068-0000	126 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
800	072-0970-069-0000	124 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
801	072-0970-070-0000	122 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
802	072-0970-071-0000	120 BAYLINE CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
803	072-0970-072-0000	118 BAYLINE CIR	Residential	1.00	1.00	2.00	0.74	1.00	3.49	273.14
804	072-0970-073-0000	106 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.79	1.00	3.57	279.72
805	072-0970-074-0000	104 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
806	072-0970-075-0000	102 PERKINS STATION WAY	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
807	072-0970-076-0000	IRON POINT RD	No Benefit	-	-	-	-	-	-	-
808	072-0970-077-0000	168 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
809	072-0970-078-0000	166 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
810	072-0970-079-0000	164 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
811	072-0970-080-0000	162 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
812	072-0970-081-0000	160 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
813	072-0970-082-0000	158 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
814	072-0970-083-0000	152 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
815	072-0970-084-0000	154 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
816	072-0970-085-0000	156 BAYLINE CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
817	072-1150-001-0000	100 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.47	271.73
818	072-1150-002-0000	104 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
819	072-1150-003-0000	108 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.39	265.75
820	072-1150-004-0000	112 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
821	072-1150-005-0000	116 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.29	257.39
822	072-1150-006-0000	120 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.39	265.75
823	072-1150-007-0000	124 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
824	072-1150-008-0000	128 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
825	072-1150-009-0000	132 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35

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Assmt ID	Assessor's Parcel Number Site Address		Land Use Classification	Land Use	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				(LU) - Aesthetic	(LU) - Safety	Benefit Points				
826	072-1150-010-0000	136 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
827	072-1150-011-0000	140 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
828	072-1150-012-0000	144 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35
829	072-1150-013-0000	148 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
830	072-1150-014-0000	152 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.29	257.99
831	072-1150-015-0000	156 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.36	1.38	3.48	272.92
832	072-1150-016-0000	149 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.31	259.18
833	072-1150-017-0000	145 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
834	072-1150-018-0000	141 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
835	072-1150-019-0000	137 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
836	072-1150-020-0000	133 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
837	072-1150-021-0000	129 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
838	072-1150-022-0000	125 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
839	072-1150-023-0000	121 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
840	072-1150-024-0000	117 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.20	1.38	3.16	247.83
841	072-1150-025-0000	113 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
842	072-1150-026-0000	109 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
843	072-1150-027-0000	105 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
844	072-1150-028-0000	101 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
845	072-1150-029-0000	1141 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
846	072-1150-030-0000	1137 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
847	072-1150-031-0000	1133 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
848	072-1150-032-0000	1129 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
849	072-1150-033-0000	1125 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
850	072-1150-034-0000	1121 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
851	072-1150-035-0000	1117 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
852	072-1150-036-0000	1113 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
853	072-1150-037-0000	1109 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
854	072-1150-038-0000	1105 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
855	072-1150-039-0000	1101 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
856	072-1150-040-0000	155 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
857	072-1150-041-0000	151 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.27	1.38	3.31	259.18
858	072-1150-042-0000	1100 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.00

City of Folsom
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Assmt ID	Assessor's Parcel Number Site Address		Land Use Classification	Land Use	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				(LU) - Aesthetic	(LU) - Safety	Benefit Point				
859	072-1150-043-0000	1104 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
860	072-1150-044-0000	1108 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
861	072-1150-045-0000	1112 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
862	072-1150-046-0000	1116 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
863	072-1150-047-0000	1120 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
864	072-1150-048-0000	1124 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
865	072-1150-049-0000	1128 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
866	072-1150-050-0000	1132 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
867	072-1150-051-0000	1136 SANDY CREEK DR	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
868	072-1150-052-0000	636 PEMBERTON LN	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
869	072-1150-053-0000	632 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
870	072-1150-054-0000	628 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
871	072-1150-055-0000	624 PEMBERTON LN	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
872	072-1150-056-0000	620 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
873	072-1150-057-0000	616 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
874	072-1150-058-0000	612 PEMBERTON LN	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
875	072-1150-059-0000	608 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
876	072-1150-060-0000	604 PEMBERTON LN	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
877	072-1150-061-0000	600 PEMBERTON LN	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
878	072-1150-062-0000	1037 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
879	072-1150-063-0000	1033 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
880	072-1150-064-0000	1029 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
881	072-1150-065-0000	1025 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
882	072-1150-066-0000	1021 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
883	072-1150-067-0000	1017 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
884	072-1150-068-0000	1013 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
885	072-1150-069-0000	1009 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
886	072-1150-070-0000	1005 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
887	072-1150-071-0000	1001 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.00
888	072-1150-072-0000	200 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
889	072-1150-073-0000	204 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
890	072-1150-074-0000	208 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
891	072-1150-075-0000	212 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96

City of Folsom
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Assmt	Assessor's Parcel		Land Use	Total LU						Fiscal Year
ID	Number	Site Address	Land Use Classification	(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
892	072-1150-076-0000	216 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
893	072-1150-077-0000	220 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
894	072-1150-078-0000	224 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
895	072-1150-079-0000	228 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60
896	072-1150-080-0000	209 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
897	072-1150-081-0000	205 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
898	072-1150-082-0000	201 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.23	1.38	3.22	252.01
899	072-1150-083-0000	1000 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.27	1.38	3.30	258.58
900	072-1150-084-0000	1004 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
901	072-1150-085-0000	1008 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.00
902	072-1150-086-0000	1012 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.00
903	072-1150-087-0000	1016 MEADOWBRIDGE DR	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
904	072-1150-088-0000	512 PEMBERTON LN	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
905	072-1150-089-0000	508 PEMBERTON LN	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
906	072-1150-090-0000	501 PEMBERTON LN	Park/Recreational	0.25	0.25	0.50	1.05	1.38	1.21	95.12
907	072-1150-091-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
908	072-1150-092-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
909	072-1150-093-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
910	072-1160-001-0000	504 PEMBERTON LN	Residential	1.00	1.00	2.00	0.32	1.38	3.41	266.95
911	072-1160-002-0000	500 PEMBERTON LN	Residential	1.00	1.00	2.00	0.34	1.38	3.45	269.93
912	072-1160-003-0000	919 BLUE RAPIDS DR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
913	072-1160-004-0000	917 BLUE RAPIDS DR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
914	072-1160-005-0000	913 BLUE RAPIDS DR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
915	072-1160-006-0000	911 BLUE RAPIDS DR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
916	072-1160-007-0000	909 BLUE RAPIDS DR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
917	072-1160-008-0000	229 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
918	072-1160-009-0000	231 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
919	072-1160-010-0000	232 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
920	072-1160-011-0000	236 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
921	072-1160-012-0000	240 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
922	072-1160-013-0000	244 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
923	072-1160-014-0000	248 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
924	072-1160-015-0000	252 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt	Assessor's Parcel		Land Use		Total LU	Lot	Lighting	Total Special	Fiscal Year
ID	Number	Site Address	Land Use Classification	(LU) - Aesthetic	(LU) - Safety				
						Factor	Factor	Benefit Point	2025/26 Rates*
925	072-1160-016-0000	256 BRIGHTSTONE CIR	Residential	1.00	1.00	0.33	1.38	3.42	268.14
926	072-1160-017-0000	900 BLUE RAPIDS DR	Residential	1.00	1.00	0.23	1.38	3.21	251.41
927	072-1160-018-0000	904 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
928	072-1160-019-0000	908 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
929	072-1160-020-0000	910 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.17	248.43
930	072-1160-021-0000	912 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
931	072-1160-022-0000	914 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.17	248.43
932	072-1160-023-0000	916 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
933	072-1160-024-0000	918 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.17	248.43
934	072-1160-025-0000	920 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
935	072-1160-026-0000	922 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.17	248.43
936	072-1160-027-0000	924 BLUE RAPIDS DR	Residential	1.00	1.00	0.21	1.38	3.18	249.02
937	072-1160-028-0000	495 PEMBERTON LN	Residential	1.00	1.00	0.21	1.38	3.18	249.02
938	072-1160-029-0000	491 PEMBERTON LN	Residential	1.00	1.00	0.26	1.38	3.28	256.79
939	072-1160-030-0000	425 PEMBERTON LN	Residential	1.00	1.00	0.26	1.38	3.28	256.79
940	072-1160-031-0000	421 PEMBERTON LN	Residential	1.00	1.00	0.24	1.38	3.24	253.80
941	072-1160-032-0000	329 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
942	072-1160-033-0000	327 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
943	072-1160-034-0000	325 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
944	072-1160-035-0000	323 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
945	072-1160-036-0000	321 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
946	072-1160-037-0000	319 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
947	072-1160-038-0000	317 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
948	072-1160-039-0000	315 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
949	072-1160-040-0000	313 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
950	072-1160-041-0000	311 BAIRD DR	Residential	1.00	1.00	0.23	1.38	3.21	251.41
951	072-1160-042-0000	263 BRIGHTSTONE CIR	Residential	1.00	1.00	0.23	1.38	3.21	251.41
952	072-1160-043-0000	259 BRIGHTSTONE CIR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
953	072-1160-044-0000	310 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
954	072-1160-045-0000	312 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
955	072-1160-046-0000	314 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80
956	072-1160-047-0000	316 BAIRD DR	Residential	1.00	1.00	0.21	1.38	3.19	249.62
957	072-1160-048-0000	318 BAIRD DR	Residential	1.00	1.00	0.24	1.38	3.24	253.80

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic	(LU) - Safety	Benefit Points				
958	072-1160-049-0000	320 BAIRD DR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
959	072-1160-050-0000	322 BAIRD DR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
960	072-1160-051-0000	324 BAIRD DR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
961	072-1160-052-0000	326 BAIRD DR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
962	072-1160-053-0000	328 BAIRD DR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
963	072-1160-054-0000	418 PEMBERTON LN	Residential	1.00	1.00	2.00	0.34	1.38	3.45	269.93
964	072-1160-055-0000	416 PEMBERTON LN	Residential	1.00	1.00	2.00	0.28	1.38	3.32	260.37
965	072-1160-056-0000	414 PEMBERTON LN	Residential	1.00	1.00	2.00	0.28	1.38	3.32	260.37
966	072-1160-057-0000	412 PEMBERTON LN	Residential	1.00	1.00	2.00	0.34	1.38	3.45	269.93
967	072-1160-058-0000	325 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
968	072-1160-059-0000	323 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
969	072-1160-060-0000	321 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
970	072-1160-061-0000	319 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
971	072-1160-062-0000	317 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
972	072-1160-063-0000	315 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
973	072-1160-064-0000	313 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
974	072-1160-065-0000	311 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
975	072-1160-066-0000	309 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
976	072-1160-067-0000	307 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
977	072-1160-068-0000	305 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.21	1.38	3.19	249.62
978	072-1160-069-0000	303 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
979	072-1160-070-0000	300 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.46	271.13
980	072-1160-071-0000	302 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
981	072-1160-072-0000	304 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
982	072-1160-073-0000	306 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
983	072-1160-074-0000	308 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
984	072-1160-075-0000	310 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
985	072-1160-076-0000	312 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
986	072-1160-077-0000	314 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
987	072-1160-078-0000	316 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
988	072-1160-079-0000	318 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
989	072-1160-080-0000	320 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
990	072-1160-081-0000	322 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic						
991	072-1160-082-0000	324 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
992	072-1160-083-0000	326 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
993	072-1160-084-0000	328 BRIGHTSTONE CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.46	271.13
994	072-1160-085-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
995	072-1160-086-0000	263 BRIGHTSTONE CIR	No Benefit	-	-	-	-	-	-	-
996	072-1160-087-0000	BRIGHTSTONE CIR	No Benefit	-	-	-	-	-	-	-
997	072-1160-088-0000	BLACK DIAMOND DR	No Benefit	-	-	-	-	-	-	-
998	072-1220-004-0000	141 IRON POINT RD	Non-Residential	1.00	1.00	2.00	4.23	1.38	11.23	879.34
999	072-1220-005-0000	161 IRON POINT RD	Non-Residential	1.00	1.00	2.00	3.81	1.38	10.39	813.62
1000	072-1220-008-0000	321 IRON POINT RD	Non-Residential	1.00	1.00	2.00	2.50	1.00	7.00	547.97
1001	072-1220-009-0000	341 IRON POINT RD	Non-Residential	1.00	1.00	2.00	2.77	1.00	7.54	590.39
1002	072-1220-010-0000	171 IRON POINT RD	Non-Residential	1.00	1.00	2.00	5.15	1.38	13.06	1,022.73
1003	072-1220-012-0000	181 IRON POINT RD	Non-Residential	1.00	1.00	2.00	1.87	1.38	6.49	508.32
1004	072-1220-020-0000	261 IRON POINT RD	Non-Residential	1.00	1.00	2.00	23.27	1.38	49.29	3,860.64
1005	072-1220-022-0000	IRON POINT RD	Undeveloped/Utility	0.25	0.25	0.50	0.84	1.38	1.11	86.75
1006	072-1220-024-0000	121 IRON POINT RD	Non-Residential	1.00	1.00	2.00	7.67	1.38	18.09	1,417.05
1007	072-1220-025-0000	IRON POINT RD	Undeveloped/Utility	0.25	0.25	0.50	18.80	1.38	10.09	790.40
1008	072-1220-027-0000	301 IRON POINT RD	Non-Residential	1.00	1.00	2.00	5.57	1.38	13.90	1,088.45
1009	072-1220-028-0000	221 IRON POINT RD	Non-Residential	1.00	1.00	2.00	7.67	1.38	18.09	1,417.05
1010	072-1220-030-0000	281 IRON POINT RD	Non-Residential	1.00	1.00	2.00	9.19	1.38	21.14	1,656.03
1011	072-1230-001-0000	INGERSOLL WAY	No Benefit	-	-	-	-	-	-	-
1012	072-1230-002-0000	421 SLOCUM DR	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
1013	072-1230-003-0000	425 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1014	072-1230-004-0000	429 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1015	072-1230-005-0000	430 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1016	072-1230-006-0000	426 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1017	072-1230-007-0000	422 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1018	072-1230-008-0000	418 SLOCUM DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1019	072-1230-009-0000	319 PARKER DR	Residential	1.00	1.00	2.00	0.48	1.00	2.95	231.32
1020	072-1230-010-0000	323 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1021	072-1230-011-0000	327 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1022	072-1230-012-0000	331 PARKER DR	Residential	1.00	1.00	2.00	0.44	1.00	2.88	225.35
1023	072-1230-013-0000	335 PARKER DR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	265.97

City of Folsom
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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) -	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
				Aesthetic						
1024	072-1230-014-0000	435 CARLSON WAY	Residential	1.00	1.00	2.00	0.73	1.00	3.46	270.75
1025	072-1230-015-0000	439 CARLSON WAY	Residential	1.00	1.00	2.00	0.67	1.00	3.34	261.79
1026	072-1230-016-0000	443 CARLSON WAY	Residential	1.00	1.00	2.00	0.78	1.00	3.56	279.12
1027	072-1230-017-0000	438 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1028	072-1230-018-0000	434 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1029	072-1230-019-0000	430 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1030	072-1230-020-0000	426 CARLSON WAY	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1031	072-1230-021-0000	422 CARLSON WAY	Residential	1.00	1.00	2.00	0.48	1.00	2.97	232.52
1032	072-1230-022-0000	418 CARLSON WAY	Residential	1.00	1.00	2.00	0.48	1.00	2.96	231.92
1033	072-1230-023-0000	414 CARLSON WAY	Residential	1.00	1.00	2.00	0.61	1.00	3.21	251.64
1034	072-1230-024-0000	355 PARKER DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1035	072-1230-025-0000	359 PARKER DR	Residential	1.00	1.00	2.00	0.45	1.00	2.91	227.74
1036	072-1230-026-0000	363 PARKER DR	Residential	1.00	1.00	2.00	0.71	1.00	3.43	268.36
1037	072-1230-027-0000	419 PARKER DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1038	072-1230-028-0000	423 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.85	222.96
1039	072-1230-029-0000	427 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1040	072-1230-030-0000	431 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1041	072-1230-031-0000	435 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1042	072-1230-032-0000	439 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1043	072-1230-033-0000	443 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1044	072-1230-034-0000	444 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1045	072-1230-035-0000	440 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1046	072-1230-036-0000	436 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1047	072-1230-037-0000	432 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1048	072-1230-038-0000	428 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1049	072-1230-039-0000	424 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1050	072-1230-040-0000	420 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1051	072-1230-041-0000	416 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1052	072-1230-042-0000	412 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1053	072-1230-043-0000	408 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.85	222.96
1054	072-1230-044-0000	404 PARKER DR	Residential	1.00	1.00	2.00	0.45	1.00	2.91	227.74
1055	072-1230-045-0000	400 PARKER DR	Residential	1.00	1.00	2.00	0.63	1.00	3.26	255.22
1056	072-1230-046-0000	380 PARKER DR	No Benefit	-	-	-	-	-	-	-

City of Folsom
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Assmt	Assessor's Parcel		Land Use Classification	Land Use	Land Use	Total LU	Lot	Lighting	Total Special	Fiscal Year
ID	Number	Site Address		(LU) - Aesthetic	(LU) - Safety	Benefit Point:				2025/26 Rates*
1057	072-1230-047-0000	376 PARKER DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
1058	072-1230-048-0000	372 PARKER DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1059	072-1230-049-0000	368 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1060	072-1230-050-0000	364 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1061	072-1230-051-0000	360 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.85	223.55
1062	072-1230-052-0000	356 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1063	072-1230-053-0000	352 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1064	072-1230-054-0000	348 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1065	072-1230-055-0000	344 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.85	222.96
1066	072-1230-056-0000	340 PARKER DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1067	072-1230-057-0000	336 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1068	072-1230-058-0000	332 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1069	072-1230-059-0000	328 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1070	072-1230-060-0000	324 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1071	072-1230-061-0000	320 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1072	072-1230-062-0000	316 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1073	072-1230-063-0000	312 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1074	072-1230-064-0000	308 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1075	072-1230-065-0000	304 PARKER DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1076	072-1230-066-0000	300 PARKER DR	Residential	1.00	1.00	2.00	0.52	1.00	3.04	237.89
1077	072-1230-067-0000	INGERSOLL WAY	No Benefit	-	-	-	-	-	-	-
1078	072-1240-001-0000	499 SLOCUM DR	Residential	1.00	1.00	2.00	0.72	1.00	3.45	270.16
1079	072-1240-002-0000	495 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1080	072-1240-003-0000	491 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1081	072-1240-004-0000	487 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1082	072-1240-005-0000	483 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1083	072-1240-006-0000	479 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1084	072-1240-007-0000	475 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1085	072-1240-008-0000	471 SLOCUM DR	Residential	1.00	1.00	2.00	0.45	1.00	2.90	227.14
1086	072-1240-009-0000	467 SLOCUM DR	Residential	1.00	1.00	2.00	0.43	1.00	2.87	224.75
1087	072-1240-010-0000	463 SLOCUM DR	Residential	1.00	1.00	2.00	0.64	1.00	3.28	257.01
1088	072-1240-011-0000	459 SLOCUM DR	Residential	1.00	1.00	2.00	0.59	1.00	3.17	248.65
1089	072-1240-012-0000	457 SLOCUM DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36

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Assmt ID	Assessor's Parcel Number Site Address		Land Use Classification	Land Use (LU) -	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				Aesthetic	(LU) - Safety	Benefit Points				2025/26 Rates*
1090	072-1240-013-0000	453 SLOCUM DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1091	072-1240-014-0000	449 SLOCUM DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1092	072-1240-015-0000	445 SLOCUM DR	Residential	1.00	1.00	2.00	0.42	1.00	2.83	221.76
1093	072-1240-016-0000	441 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1094	072-1240-017-0000	437 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1095	072-1240-018-0000	433 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1096	072-1240-019-0000	434 SLOCUM DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1097	072-1240-020-0000	438 SLOCUM DR	Residential	1.00	1.00	2.00	0.42	1.00	2.83	221.76
1098	072-1240-021-0000	442 SLOCUM DR	Residential	1.00	1.00	2.00	0.43	1.00	2.86	224.15
1099	072-1240-022-0000	446 SLOCUM DR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
1100	072-1240-023-0000	468 SLOCUM DR	Residential	1.00	1.00	2.00	0.85	1.00	3.70	289.87
1101	072-1240-024-0000	472 SLOCUM DR	Residential	1.00	1.00	2.00	0.43	1.00	2.85	223.55
1102	072-1240-025-0000	476 SLOCUM DR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
1103	072-1240-026-0000	465 CARLSON WAY	Residential	1.00	1.00	2.00	0.46	1.00	2.92	228.93
1104	072-1240-027-0000	461 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1105	072-1240-028-0000	457 CARLSON WAY	Residential	1.00	1.00	2.00	0.45	1.00	2.89	226.54
1106	072-1240-029-0000	451 CARLSON WAY	Residential	1.00	1.00	2.00	0.76	1.00	3.52	275.53
1107	072-1240-030-0000	447 CARLSON WAY	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
1108	072-1240-031-0000	442 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1109	072-1240-032-0000	446 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1110	072-1240-033-0000	450 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1111	072-1240-034-0000	454 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1112	072-1240-035-0000	458 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1113	072-1240-036-0000	462 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1114	072-1240-037-0000	466 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1115	072-1240-038-0000	470 CARLSON WAY	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1116	072-1240-039-0000	474 CARLSON WAY	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
1117	072-1240-040-0000	479 PARKER DR	Residential	1.00	1.00	2.00	0.68	1.00	3.37	263.58
1118	072-1240-041-0000	475 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1119	072-1240-042-0000	471 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1120	072-1240-043-0000	467 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1121	072-1240-044-0000	463 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1122	072-1240-045-0000	459 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17

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Assmt ID	Assessor's Parcel Number Site Address		Land Use Classification	Land Use	Land Use	Total LU	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year
				(LU) - Aesthetic	(LU) - Safety	Benefit Points				2025/26 Rates*
1123	072-1240-046-0000	455 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1124	072-1240-047-0000	451 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1125	072-1240-048-0000	447 PARKER DR	Residential	1.00	1.00	2.00	0.41	1.00	2.82	221.17
1126	072-1240-049-0000	448 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1127	072-1240-050-0000	452 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1128	072-1240-051-0000	456 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1129	072-1240-052-0000	460 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1130	072-1240-053-0000	464 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1131	072-1240-054-0000	468 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1132	072-1240-055-0000	472 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1133	072-1240-056-0000	476 PARKER DR	Residential	1.00	1.00	2.00	0.42	1.00	2.84	222.36
1134	072-1240-057-0000	480 PARKER DR	Residential	1.00	1.00	2.00	0.50	1.00	2.99	234.31
1135	072-1240-058-0000	484 PARKER DR	Residential	1.00	1.00	2.00	0.48	1.00	2.95	231.32
1136	072-1240-059-0000	488 PARKER DR	Residential	1.00	1.00	2.00	0.47	1.00	2.95	230.72
1137	072-1240-060-0000	492 PARKER DR	Residential	1.00	1.00	2.00	0.49	1.00	2.98	233.71
1138	072-1240-061-0000	496 PARKER DR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
1139	072-1240-062-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1140	072-1240-063-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1141	072-1290-001-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1142	072-1290-002-0000	223 SIERRA OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1143	072-1290-003-0000	219 SIERRA OAK CT	Residential	1.00	1.00	2.00	0.23	1.38	3.22	252.01
1144	072-1290-004-0000	244 OAK VILLA DR	Residential	1.00	1.00	2.00	0.21	1.38	3.17	248.43
1145	072-1290-005-0000	240 OAK VILLA DR	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1146	072-1290-006-0000	222 SPRING OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
1147	072-1290-007-0000	226 SPRING OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1148	072-1290-008-0000	230 SPRING OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1149	072-1290-009-0000	233 SPRING OAK CT	Residential	1.00	1.00	2.00	0.16	1.38	3.09	241.85
1150	072-1290-010-0000	229 SPRING OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1151	072-1290-011-0000	225 SPRING OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	243.05
1152	072-1290-012-0000	221 SPRING OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
1153	072-1290-013-0000	228 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
1154	072-1290-014-0000	224 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.12	244.24
1155	072-1290-015-0000	220 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35

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Assmt ID	Assessor's Parcel			Land Use	Land Use	Total LU	Lot	Lighting	Total Special	Fiscal Year
				(LU) - Aesthetic		Benefit Points				2025/26 Rates*
	Number	Site Address	Land Use Classificatio		(LU) - Safety		Factor	Factor	Benefit Point	
1156	072-1290-016-0000	219 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.29	257.39
1157	072-1290-017-0000	223 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1158	072-1290-018-0000	227 GOLDEN OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1159	072-1290-019-0000	218 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
1160	072-1290-020-0000	222 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1161	072-1290-021-0000	226 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.11	243.65
1162	072-1290-022-0000	229 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
1163	072-1290-023-0000	225 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.16	1.38	3.09	241.85
1164	072-1290-024-0000	221 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.16	1.38	3.09	241.85
1165	072-1290-025-0000	217 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.19	1.38	3.14	246.04
1166	072-1290-026-0000	213 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
1167	072-1290-027-0000	209 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.13	244.84
1168	072-1290-028-0000	205 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.21	1.38	3.17	248.43
1169	072-1290-029-0000	201 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.21	1.38	3.18	249.02
1170	072-1290-030-0000	202 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.37	1.38	3.49	273.52
1171	072-1290-031-0000	206 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.19	1.38	3.15	246.63
1172	072-1290-032-0000	210 PACIFIC OAK CT	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
1173	072-1290-033-0000	211 TOWERING OAKS CT	Residential	1.00	1.00	2.00	0.35	1.38	3.45	270.53
1174	072-1290-034-0000	207 TOWERING OAKS CT	Residential	1.00	1.00	2.00	0.47	1.38	3.69	289.05
1175	072-1290-035-0000	203 TOWERING OAKS CT	Residential	1.00	1.00	2.00	0.28	1.38	3.32	260.37
1176	072-1290-036-0000	200 TOWERING OAKS CT	Residential	1.00	1.00	2.00	0.45	1.38	3.65	286.07
1177	072-1290-037-0000	204 TOWERING OAKS CT	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
1178	072-1290-038-0000	213 OAK BUTTE CT	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
1179	072-1290-039-0000	209 OAK BUTTE CT	Residential	1.00	1.00	2.00	0.43	1.38	3.61	283.08
1180	072-1290-040-0000	205 OAK BUTTE CT	Residential	1.00	1.00	2.00	0.28	1.38	3.32	259.78
1181	072-1290-041-0000	206 OAK BUTTE CT	Residential	1.00	1.00	2.00	0.36	1.38	3.48	272.92
1182	072-1290-042-0000	210 OAK BUTTE CT	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
1183	072-1290-043-0000	209 WHITE OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.27	256.19
1184	072-1290-044-0000	205 WHITE OAK CT	Residential	1.00	1.00	2.00	0.36	1.38	3.48	272.92
1185	072-1290-045-0000	201 WHITE OAK CT	Residential	1.00	1.00	2.00	0.27	1.38	3.30	258.58
1186	072-1290-046-0000	204 WHITE OAK CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1187	072-1290-047-0000	208 WHITE OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.28	256.79
1188	072-1290-048-0000	211 MISSION OAK CT	Residential	1.00	1.00	2.00	0.25	1.38	3.26	255.60

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
1189	072-1290-049-0000	207 MISSION OAK CT	Residential	1.00	1.00	2.00	0.36	1.38	3.48	272.32
1190	072-1290-050-0000	SPRING OAK CT	No Benefit	-	-	-	-	-	-	-
1191	072-1290-051-0000	PACIFIC OAK CT	No Benefit	-	-	-	-	-	-	-
1192	072-1290-052-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1193	072-1290-053-0000	NATOMA DR	No Benefit	-	-	-	-	-	-	-
1194	072-1290-054-0000	NATOMA DR	No Benefit	-	-	-	-	-	-	-
1195	072-1290-055-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1196	072-1300-001-0000	277 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.45	1.38	3.67	287.26
1197	072-1300-002-0000	281 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.23	1.38	3.23	252.61
1198	072-1300-003-0000	285 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.22	1.38	3.20	250.82
1199	072-1300-004-0000	289 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.44	1.38	3.64	284.87
1200	072-1300-005-0000	286 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.30	1.38	3.36	262.76
1201	072-1300-006-0000	282 OAK BRIAR CT	Residential	1.00	1.00	2.00	0.24	1.38	3.24	253.80
1202	072-1300-007-0000	281 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.30	1.38	3.36	262.76
1203	072-1300-008-0000	285 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.20	1.38	3.16	247.83
1204	072-1300-009-0000	289 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.18	1.38	3.12	244.24
1205	072-1300-010-0000	288 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1206	072-1300-011-0000	284 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1207	072-1300-012-0000	280 BRANDY OAK CT	Residential	1.00	1.00	2.00	0.20	1.38	3.16	247.83
1208	072-1300-013-0000	266 OAK VILLA DR	Residential	1.00	1.00	2.00	0.22	1.38	3.19	250.22
1209	072-1300-014-0000	262 OAK VILLA DR	Residential	1.00	1.00	2.00	0.23	1.38	3.21	251.41
1210	072-1300-015-0000	216 SIERRA OAK CT	Residential	1.00	1.00	2.00	0.23	1.38	3.23	252.61
1211	072-1300-016-0000	220 SIERRA OAK CT	Residential	1.00	1.00	2.00	0.17	1.38	3.10	242.45
1212	072-1300-017-0000	203 MISSION OAK CT	Residential	1.00	1.00	2.00	0.27	1.38	3.30	258.58
1213	072-1300-018-0000	204 MISSION OAK CT	Residential	1.00	1.00	2.00	0.35	1.38	3.45	270.53
1214	072-1300-019-0000	208 MISSION OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.29	257.39
1215	072-1300-020-0000	209 RED OAK CT	Residential	1.00	1.00	2.00	0.27	1.38	3.31	259.18
1216	072-1300-021-0000	205 RED OAK CT	Residential	1.00	1.00	2.00	0.54	1.38	3.84	300.40
1217	072-1300-022-0000	202 RED OAK CT	Residential	1.00	1.00	2.00	0.39	1.38	3.55	277.70
1218	072-1300-023-0000	206 RED OAK CT	Residential	1.00	1.00	2.00	0.26	1.38	3.29	257.39
1219	072-1300-024-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1220	072-1300-025-0000	OAK BRIAR CT	No Benefit	-	-	-	-	-	-	-
1221	072-1300-026-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-

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Assmt	Assessor's Parcel		Land Use	Total LU						Fiscal Year
ID	Number	Site Address	Land Use Classification	(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
1222	072-1300-027-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1223	072-1300-028-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1224	072-1300-029-0000	OAK VILLA DR	No Benefit	-	-	-	-	-	-	-
1225	072-1320-001-0000	413 WELLSLEY CT	Residential	1.00	1.00	2.00	0.72	1.00	3.43	268.96
1226	072-1320-002-0000	417 WELLSLEY CT	Residential	1.00	1.00	2.00	0.68	1.00	3.35	262.39
1227	072-1320-003-0000	421 WELLSLEY CT	Residential	1.00	1.00	2.00	0.69	1.00	3.38	264.78
1228	072-1320-004-0000	425 WELLSLEY CT	Residential	1.00	1.00	2.00	0.88	1.00	3.77	295.25
1229	072-1320-005-0000	429 WELLSLEY CT	Residential	1.00	1.00	2.00	0.83	1.00	3.66	286.89
1230	072-1320-006-0000	428 WELLSLEY CT	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
1231	072-1320-007-0000	424 WELLSLEY CT	Residential	1.00	1.00	2.00	0.80	1.00	3.60	282.11
1232	072-1320-008-0000	420 WELLSLEY CT	Residential	1.00	1.00	2.00	0.70	1.00	3.40	266.57
1233	072-1320-009-0000	416 WELLSLEY CT	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
1234	072-1320-010-0000	412 WELLSLEY CT	Residential	1.00	1.00	2.00	0.71	1.00	3.43	268.36
1235	072-1320-011-0000	358 SEATON DR	Residential	1.00	1.00	2.00	0.66	1.00	3.31	259.40
1236	072-1320-012-0000	411 AMHURST CIR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.80
1237	072-1320-013-0000	413 AMHURST CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
1238	072-1320-014-0000	415 AMHURST CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
1239	072-1320-015-0000	417 AMHURST CIR	Residential	1.00	1.00	2.00	0.84	1.00	3.67	287.48
1240	072-1320-016-0000	419 AMHURST CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
1241	072-1320-017-0000	421 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
1242	072-1320-018-0000	423 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
1243	072-1320-019-0000	425 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
1244	072-1320-020-0000	427 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
1245	072-1320-021-0000	429 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
1246	072-1320-022-0000	431 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
1247	072-1320-023-0000	433 AMHURST CIR	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
1248	072-1320-024-0000	435 AMHURST CIR	Residential	1.00	1.00	2.00	0.59	1.00	3.18	249.25
1249	072-1320-025-0000	437 AMHURST CIR	Residential	1.00	1.00	2.00	0.59	1.00	3.17	248.65
1250	072-1320-026-0000	439 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.17	248.05
1251	072-1320-027-0000	441 AMHURST CIR	Residential	1.00	1.00	2.00	0.73	1.00	3.46	271.35
1252	072-1320-028-0000	443 AMHURST CIR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
1253	072-1320-029-0000	445 AMHURST CIR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
1254	072-1320-030-0000	447 AMHURST CIR	Residential	1.00	1.00	2.00	0.62	1.00	3.24	254.03

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Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
1255	072-1320-031-0000	394 SEATON DR	Residential	1.00	1.00	2.00	0.70	1.00	3.40	266.57
1256	072-1320-032-0000	396 SEATON DR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
1257	072-1320-033-0000	438 AMHURST CIR	Residential	1.00	1.00	2.00	0.76	1.00	3.51	274.94
1258	072-1320-034-0000	436 AMHURST CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
1259	072-1320-035-0000	434 AMHURST CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
1260	072-1320-036-0000	432 AMHURST CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	246.26
1261	072-1320-037-0000	430 AMHURST CIR	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
1262	072-1320-038-0000	428 AMHURST CIR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
1263	072-1320-039-0000	426 AMHURST CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
1264	072-1320-040-0000	424 AMHURST CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
1265	072-1320-041-0000	422 AMHURST CIR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
1266	072-1320-042-0000	420 AMHURST CIR	Residential	1.00	1.00	2.00	0.69	1.00	3.37	264.18
1267	072-1320-043-0000	366 SEATON DR	Residential	1.00	1.00	2.00	0.67	1.00	3.33	261.19
1268	072-1320-044-0000	368 SEATON DR	Residential	1.00	1.00	2.00	0.56	1.00	3.13	245.06
1269	072-1320-045-0000	370 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.07	240.28
1270	072-1320-046-0000	372 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
1271	072-1320-047-0000	374 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
1272	072-1320-048-0000	376 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.07	240.28
1273	072-1320-049-0000	378 SEATON DR	Residential	1.00	1.00	2.00	0.56	1.00	3.12	244.47
1274	072-1320-050-0000	380 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
1275	072-1320-051-0000	382 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.07	240.28
1276	072-1320-052-0000	384 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
1277	072-1320-053-0000	386 SEATON DR	Residential	1.00	1.00	2.00	0.55	1.00	3.11	243.27
1278	072-1320-054-0000	388 SEATON DR	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
1279	072-1320-055-0000	395 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1280	072-1320-056-0000	393 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1281	072-1320-057-0000	391 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1282	072-1320-058-0000	389 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1283	072-1320-059-0000	387 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1284	072-1320-060-0000	385 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1285	072-1320-061-0000	383 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1286	072-1320-062-0000	381 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1287	072-1320-063-0000	379 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49

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Assmt ID	Assessor's Parcel			Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
	Number	Site Address	Land Use Classification							
1288	072-1320-064-0000	377 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1289	072-1320-065-0000	375 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1290	072-1320-066-0000	373 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1291	072-1320-067-0000	371 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1292	072-1320-068-0000	369 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1293	072-1320-069-0000	367 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1294	072-1320-070-0000	365 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1295	072-1320-071-0000	363 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1296	072-1320-072-0000	361 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1297	072-1320-073-0000	359 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1298	072-1320-074-0000	357 SEATON DR	Residential	1.00	1.00	2.00	0.54	1.00	3.08	240.88
1299	072-1320-075-0000	SEATON DR	No Benefit	-	-	-	-	-	-	-
1300	072-1320-076-0000	355 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.05	239.09
1301	072-1320-077-0000	353 SEATON DR	Residential	1.00	1.00	2.00	0.57	1.00	3.14	245.66
1302	072-1320-078-0000	351 SEATON DR	Residential	1.00	1.00	2.00	0.65	1.00	3.30	258.80
1303	072-1320-079-0000	SEATON DR	No Benefit	-	-	-	-	-	-	-
1304	072-1320-080-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1305	072-1320-081-0000	BLUE RAVINE RD	No Benefit	-	-	-	-	-	-	-
1306	072-1330-001-0000	BLUE RAVINE RD	Undeveloped/Utility	0.25	0.25	0.50	16.78	1.38	9.08	711.24
1307	072-1330-002-0000	SEATON DR	No Benefit	-	-	-	-	-	-	-
1308	072-1330-003-0000	417 SEATON DR	Residential	1.00	1.00	2.00	0.74	1.00	3.48	272.55
1309	072-1330-004-0000	415 SEATON DR	Residential	1.00	1.00	2.00	0.58	1.00	3.16	247.45
1310	072-1330-005-0000	413 SEATON DR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
1311	072-1330-006-0000	411 SEATON DR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
1312	072-1330-007-0000	409 SEATON DR	Residential	1.00	1.00	2.00	0.58	1.00	3.15	246.86
1313	072-1330-008-0000	407 SEATON DR	Residential	1.00	1.00	2.00	0.56	1.00	3.11	243.87
1314	072-1330-009-0000	405 SEATON DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
1315	072-1330-010-0000	403 SEATON DR	Residential	1.00	1.00	2.00	0.63	1.00	3.27	255.82
1316	072-1330-011-0000	401 SEATON DR	Residential	1.00	1.00	2.00	0.53	1.00	3.06	239.69
1317	072-1330-012-0000	397 SEATON DR	Residential	1.00	1.00	2.00	0.52	1.00	3.05	238.49
1318	072-1330-013-0000	408 SEATON DR	Residential	1.00	1.00	2.00	0.69	1.00	3.39	265.38
1319	072-1330-014-0000	410 SEATON DR	Residential	1.00	1.00	2.00	0.72	1.00	3.44	269.56
1320	072-1330-015-0000	412 SEATON DR	Residential	1.00	1.00	2.00	0.80	1.00	3.61	282.70

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Assmt	Assessor's Parcel		Land Use	Total LU						Fiscal Year
ID	Number	Site Address	Land Use Classificatio	(LU) - Aesthetic	Land Use (LU) - Safety	Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	2025/26 Rates*
1321	072-1330-016-0000	414 SEATON DR	Residential	1.00	1.00	2.00	0.95	1.00	3.91	306.00
1322	072-1330-017-0000	416 SEATON DR	Residential	1.00	1.00	2.00	0.81	1.00	3.62	283.90
1323	072-1360-001-0000	393 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1324	072-1360-002-0000	391 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1325	072-1360-003-0000	389 COVENTRY CIR	Residential	1.00	1.00	2.00	0.30	1.38	3.36	262.76
1326	072-1360-004-0000	387 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1327	072-1360-005-0000	385 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1328	072-1360-006-0000	383 COVENTRY CIR	Residential	1.00	1.00	2.00	0.62	1.38	4.00	313.55
1329	072-1360-007-0000	381 COVENTRY CIR	Residential	1.00	1.00	2.00	0.45	1.38	3.67	287.26
1330	072-1360-008-0000	379 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1331	072-1360-009-0000	377 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.39	265.15
1332	072-1360-010-0000	375 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1333	072-1360-011-0000	373 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1334	072-1360-012-0000	371 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1335	072-1360-013-0000	369 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1336	072-1360-014-0000	367 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1337	072-1360-015-0000	365 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1338	072-1360-016-0000	363 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1339	072-1360-017-0000	361 COVENTRY CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.47	271.73
1340	072-1360-018-0000	359 COVENTRY CIR	Residential	1.00	1.00	2.00	0.43	1.38	3.61	283.08
1341	072-1360-019-0000	357 COVENTRY CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35
1342	072-1360-020-0000	355 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1343	072-1360-021-0000	353 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.39	265.15
1344	072-1360-022-0000	351 COVENTRY CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.41	266.95
1345	072-1360-023-0000	349 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1346	072-1360-024-0000	347 COVENTRY CIR	Residential	1.00	1.00	2.00	0.34	1.38	3.43	268.74
1347	072-1360-025-0000	345 COVENTRY CIR	Residential	1.00	1.00	2.00	0.36	1.38	3.48	272.92
1348	072-1360-026-0000	343 COVENTRY CIR	Residential	1.00	1.00	2.00	0.40	1.38	3.57	279.49
1349	072-1360-027-0000	339 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1350	072-1360-028-0000	335 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1351	072-1360-029-0000	331 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1352	072-1360-030-0000	327 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1353	072-1360-031-0000	323 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56

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1354	072-1360-032-0000	319 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1355	072-1360-033-0000	315 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.37	263.96
1356	072-1360-034-0000	311 COVENTRY CIR	Residential	1.00	1.00	2.00	0.30	1.38	3.36	263.36
1357	072-1360-035-0000	307 COVENTRY CIR	Residential	1.00	1.00	2.00	0.48	1.38	3.71	290.85
1358	072-1360-036-0000	305 COVENTRY CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35
1359	072-1360-037-0000	303 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1360	072-1360-038-0000	301 COVENTRY CIR	Residential	1.00	1.00	2.00	0.30	1.38	3.36	263.36
1361	072-1360-039-0000	304 COVENTRY CIR	Residential	1.00	1.00	2.00	0.40	1.38	3.57	279.49
1362	072-1360-040-0000	302 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1363	072-1360-041-0000	300 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1364	072-1360-042-0000	394 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1365	072-1360-043-0000	392 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1366	072-1360-044-0000	390 COVENTRY CIR	Residential	1.00	1.00	2.00	0.34	1.38	3.44	269.34
1367	072-1360-045-0000	378 COVENTRY CIR	Residential	1.00	1.00	2.00	0.41	1.38	3.58	280.69
1368	072-1360-046-0000	376 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1369	072-1360-047-0000	374 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1370	072-1360-048-0000	372 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1371	072-1360-049-0000	370 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1372	072-1360-050-0000	368 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1373	072-1360-051-0000	364 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1374	072-1360-052-0000	362 COVENTRY CIR	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35
1375	072-1360-053-0000	360 COVENTRY CIR	Residential	1.00	1.00	2.00	0.38	1.38	3.52	275.91
1376	072-1360-054-0000	438 COVENTRY CT	Residential	1.00	1.00	2.00	0.37	1.38	3.51	274.71
1377	072-1360-055-0000	434 COVENTRY CT	Residential	1.00	1.00	2.00	0.32	1.38	3.39	265.75
1378	072-1360-056-0000	430 COVENTRY CT	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1379	072-1360-057-0000	426 COVENTRY CT	Residential	1.00	1.00	2.00	0.32	1.38	3.40	266.35
1380	072-1360-058-0000	422 COVENTRY CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1381	072-1360-059-0000	418 COVENTRY CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1382	072-1360-060-0000	416 COVENTRY CT	Residential	1.00	1.00	2.00	0.49	1.38	3.74	292.64
1383	072-1360-061-0000	417 COVENTRY CT	Residential	1.00	1.00	2.00	0.41	1.38	3.58	280.69
1384	072-1360-062-0000	421 COVENTRY CT	Residential	1.00	1.00	2.00	0.42	1.38	3.61	282.48
1385	072-1360-063-0000	425 COVENTRY CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1386	072-1360-064-0000	429 COVENTRY CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Point	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
1387	072-1360-065-0000	433 COVENTRY CT	Residential	1.00	1.00	2.00	0.33	1.38	3.42	267.54
1388	072-1360-066-0000	437 COVENTRY CT	Residential	1.00	1.00	2.00	0.41	1.38	3.58	280.09
1389	072-1360-067-0000	334 COVENTRY CIR	Residential	1.00	1.00	2.00	0.38	1.38	3.52	275.91
1390	072-1360-068-0000	330 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1391	072-1360-069-0000	326 COVENTRY CIR	Residential	1.00	1.00	2.00	0.31	1.38	3.38	264.56
1392	072-1360-070-0000	322 COVENTRY CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.45	270.53
1393	072-1360-071-0000	318 COVENTRY CIR	Residential	1.00	1.00	2.00	0.35	1.38	3.45	270.53
1394	072-1360-072-0000	314 COVENTRY CIR	Residential	1.00	1.00	2.00	0.33	1.38	3.42	268.14
1395	072-1360-073-0000	NATOMA STATION DR	Park/Recreational	0.25	0.25	0.50	13.50	1.38	7.44	582.79
1396	072-1360-074-0000	FOLSOM BLVD	Undeveloped/Utility	0.25	0.25	0.50	3.97	1.38	2.67	209.38
1397	072-1360-075-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1398	072-1360-076-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1399	072-1360-077-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1400	072-1360-078-0000	NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1401	072-1360-079-0000	COVENTRY CIR	No Benefit	-	-	-	-	-	-	-
1402	072-2800-001-0000	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1403	072-2800-003-0002	240 NATOMA STATION DR 3	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1404	072-2800-003-0003	240 NATOMA STATION DR 5	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1405	072-2800-003-0004	240 NATOMA STATION DR 7	Residential	1.00	1.00	2.00	0.27	1.00	2.54	198.68
1406	072-2800-003-0005	240 NATOMA STATION DR 9	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1407	072-2800-003-0008	240 NATOMA STATION DR 4	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1408	072-2800-003-0009	240 NATOMA STATION DR 6	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1409	072-2800-003-0011	240 NATOMA STATION DR 10	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1410	072-2800-003-0013	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1411	072-2800-003-0014	NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	2.41	1.00	6.81	533.63
1412	072-2800-004-0001	240 NATOMA STATION DR 13	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1413	072-2800-004-0002	240 NATOMA STATION DR 27	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1414	072-2800-004-0003	240 NATOMA STATION DR 25	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1415	072-2800-004-0005	240 NATOMA STATION DR 21	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1416	072-2800-004-0008	240 NATOMA STATION DR 15	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1417	072-2800-004-0009	240 NATOMA STATION DR 14	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1418	072-2800-004-0010	240 NATOMA STATION DR 28	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1419	072-2800-004-0011	240 NATOMA STATION DR 26	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-1
Proposed Fiscal Year 2025/26 Assessment Roll

Assmt ID	Assessor's Parcel Number	Site Address	Land Use Classification	Land Use (LU) - Aesthetic	Land Use (LU) - Safety	Total LU Benefit Points	Lot Factor	Lighting Factor	Total Special Benefit Point	Fiscal Year 2025/26 Rates*
1420	072-2800-004-0012	240 NATOMA STATION DR 24	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1421	072-2800-004-0013	240 NATOMA STATION DR 22	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1422	072-2800-004-0014	240 NATOMA STATION DR 20	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1423	072-2800-004-0015	240 NATOMA STATION DR 18	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1424	072-2800-004-0016	240 NATOMA STATION DR 16	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1425	072-2800-004-0017	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1426	072-2800-004-0018	NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	2.30	1.00	6.59	516.31
1427	072-2800-005-0001	240 NATOMA STATION DR 29	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1428	072-2800-005-0006	240 NATOMA STATION DR 39	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1429	072-2800-005-0007	240 NATOMA STATION DR 41	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1430	072-2800-005-0008	240 NATOMA STATION DR 43	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1431	072-2800-005-0009	240 NATOMA STATION DR 30	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1432	072-2800-005-0010	240 NATOMA STATION DR 32	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1433	072-2800-005-0011	240 NATOMA STATION DR 34	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1434	072-2800-005-0013	240 NATOMA STATION DR 38	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1435	072-2800-005-0014	240 NATOMA STATION DR 40	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1436	072-2800-005-0015	240 NATOMA STATION DR 42	Residential	1.00	1.00	2.00	0.18	1.00	2.37	185.47
1437	072-2800-005-0016	240 NATOMA STATION DR 44	Residential	1.00	1.00	2.00	0.25	1.00	2.49	195.19
1438	072-2800-005-0017	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1439	072-2800-005-0018	NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	1.11	1.00	4.21	329.96
1440	072-2800-006-0002	240 NATOMA STATION DR 47	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1441	072-2800-006-0008	240 NATOMA STATION DR 48	Residential	1.00	1.00	2.00	0.23	1.00	2.46	192.98
1442	072-2800-006-0010	240 NATOMA STATION DR #52	Residential	1.00	1.00	2.00	0.27	1.00	2.54	198.68
1443	072-2800-006-0013	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1444	072-2800-006-0014	NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	2.20	1.00	6.39	500.77
1445	072-2800-025-0000	240 NATOMA STATION DR	No Benefit	-	-	-	-	-	-	-
1446	072-2800-026-0000	240 NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	3.44	1.38	9.64	755.23
1447	072-2800-027-0000	240 NATOMA STATION DR	Non-Residential	1.00	1.00	2.00	50.39	1.38	103.53	8,108.54
									5,535.36	\$433,528.91

* The final assessment rates have been rounded to two decimal places

10. References

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Attachment 3
Map of Assessment District-Natoma Station Maintenance Assessment District No. 2025-1

**ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

**CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA**



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA THIS ____ DAY OF ____, 2025.

CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF FOLSOM ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF ____, 2025.

SUPERINTENDENT OF STREETS
CITY OF FOLSOM
COUNTY OF SACRAMENTO

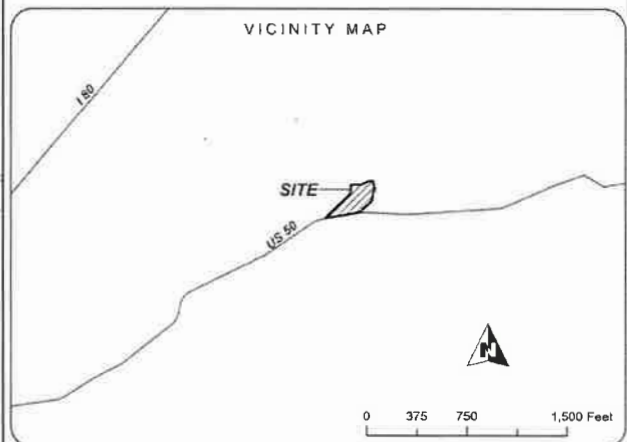
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF ____ 20 __. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF ____ 20 __. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

FILED THIS ____ DAY OF ____, 20 __, AT THE HOUR OF ____ O'CLOCK __M., IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF SACRAMENTO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



Source: Sacramento County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet

