



July 15, 2019

Fallon Village GHAD  
c/o Mr. Eric Harrell  
ENGEO  
2010 Crow Canyon Place, Suite 250  
San Ramon, CA 94583-4634

Re: Fiscal Year 2019-20 Assessment Rates for the Fallon Village (Including the Jordan Ranch Annexation) GHAD

Dear Eric:

Please find below our FY 2019-20 assessment rates for the Fallon Village (Including the Jordan Ranch Annexation) GHAD in Dublin. We used the San Francisco-Oakland-Hayward, CA (All Urban Consumers) which is attached for your review. The FY 2019-20 assessment rates below have been adjusted annually to reflect the change in CPI since District formation as shown in the attached spreadsheet.

**Fallon Village Development<sup>1</sup>**

Single Family Residential Unit.....	\$666.71/unit
Non-residential Space.....	\$0.06831/square foot

**Jordan Ranch Development<sup>1</sup>**

5,200 SF Detached SFR Lot.....	\$688.89/unit
4,000 SF Detached SFR Lot.....	\$530.44/unit
3,200 SF Detached SFR Lot.....	\$427.11/unit
4-Unit Clusters.....	\$475.33/unit
Small Alley Lot.....	\$399.55/unit
3-Story Townhomes.....	\$323.78/unit
3-Story Townhomes with Flats.....	\$310.00/unit
Lofts over Retail (Mixed Use).....	\$330.67/unit
Non-Residential.....	\$0.07058/square foot

1. The County only accepts assessments in even pennies, so they can split the property tax bill into two equal payments. Therefore, some assessments may be rounded down one penny.

If you concur with the above rates, please sign below and e-mail me a PDF copy.

*Also, unless instructed otherwise, the phone number to be listed on the tax bill as the public contact will be (925) 866-9000.*

231 Market Place, Suite 543 ~ San Ramon, CA 94583  
(925) 867-3400 ~ fax (925) 867-3415

Eric Harrell  
July 15, 2019  
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Please do not hesitate to call me at (925) 867-3400 if you have any questions or concerns.

Sincerely,  
FRANCISCO & ASSOCIATES, INC.

FALLON VILLAGE GHAD



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Eduardo R. Espinoza, P.E.  
Principal

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Eric Harrell

Enclosures

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*Francisco & Associates, Inc.*

Fallon Village (Including Jordan Ranch Annexation) GHAD  
CPI Calculations

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	<b>Fallon Village Development</b>		<b>FY 2007-08</b>	<b>FY 2008-09</b>	<b>FY 2009-10</b>	<b>FY 2010-11</b>	<b>FY 2011-12</b>	<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>
2															
3	<b>CPI</b>		<b>216.123</b>	<b>225.181</b>	<b>225.692</b>	<b>228.110</b>	<b>233.646</b>	<b>239.806</b>	<b>245.935</b>	<b>253.317</b>	<b>259.117</b>	<b>266.041</b>	<b>275.304</b>	<b>286.062</b>	<b>295.259</b>
4	(SF/Oak/SJ All Urban Consumers)		N/A	4.19%	0.23%	1.07%	2.43%	2.64%	2.56%	3.00%	2.29%	2.67%	3.48%	3.91%	3.22%
5															
6		<b>Units</b>	<b>(base yr)</b>												
7	Single Family Residences (SFR)	units	\$488.00	\$508.45	\$509.61	\$515.07	\$527.57	\$541.48	\$555.31	\$571.98	\$585.08	\$600.70	\$621.61	\$645.91	\$666.71
8	Non-Residential	square foot	\$0.05	\$0.05210	\$0.05221	\$0.05277	\$0.05405	\$0.05548	\$0.05690	\$0.05860	\$0.05995	\$0.06155	\$0.06369	\$0.06618	\$0.06831
9															
10															
11	<b>Jordan Ranch Annexation</b>		<b>FY 2007-08</b>	<b>FY 2008-09</b>	<b>FY 2009-10</b>	<b>FY 2010-11</b>	<b>FY 2011-12</b>	<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>
12															
13	<b>CPI</b>		N/A	N/A	N/A	N/A	<b>227.658</b>	<b>234.327</b>	<b>239.533</b>	<b>245.711</b>	<b>252.273</b>	<b>260.289</b>	<b>269.483</b>	<b>277.414</b>	<b>289.896</b>
14	(SF/Oak/SJ All Urban Consumers)		N/A	N/A	N/A	N/A	N/A	2.93%	2.22%	2.58%	2.67%	3.18%	3.53%	2.94%	4.50%
15															
16		<b>Units</b>					<b>(base yr)</b>								
17	5,200 SF Detached SFR Lot	units	N/A	N/A	N/A	N/A	\$541.00	\$556.85	\$569.22	\$583.90	\$599.49	\$618.56	\$640.39	\$659.22	\$688.89
18	4,000 SF Detached SFR Lot	units	N/A	N/A	N/A	N/A	\$416.57	\$428.77	\$438.30	\$449.60	\$461.61	\$476.29	\$493.10	\$507.60	\$530.44
19	3,200 SF Detached SFR Lot	units	N/A	N/A	N/A	N/A	\$335.42	\$345.25	\$352.92	\$362.02	\$371.69	\$383.51	\$397.04	\$408.72	\$427.11
20	4-Unit Clusters	units	N/A	N/A	N/A	N/A	\$373.29	\$384.23	\$392.76	\$402.89	\$413.65	\$426.81	\$441.87	\$454.86	\$475.33
21	Small Alley Lot	units	N/A	N/A	N/A	N/A	\$313.78	\$322.97	\$330.15	\$338.66	\$347.71	\$358.76	\$371.43	\$382.35	\$399.55
22	3-Story Townhomes	units	N/A	N/A	N/A	N/A	\$254.27	\$261.72	\$267.53	\$274.43	\$281.76	\$290.72	\$300.98	\$309.83	\$323.78
23	3-Story Townhomes with Flats	units	N/A	N/A	N/A	N/A	\$243.45	\$250.58	\$256.15	\$262.76	\$269.77	\$278.35	\$288.18	\$296.65	\$310.00
24	Lofts over Retail (Mixed Use)	units	N/A	N/A	N/A	N/A	\$259.68	\$267.29	\$273.23	\$280.27	\$287.76	\$296.91	\$307.39	\$316.43	\$330.67
25	Non-Residential	square foot	N/A	N/A	N/A	N/A	\$0.05543	\$0.05705	\$0.05832	\$0.05983	\$0.06142	\$0.06338	\$0.06561	\$0.06754	\$0.07058

# Databases, Tables & Calculators by Subject

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Data extracted on: July 11, 2019 (6:37:51 PM)

**CPI-All Urban Consumers (Current Series)**

**Series Id:** CUURS49BSA0  
 Not Seasonally Adjusted  
**Series Title:** All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted  
**Area:** San Francisco-Oakland-Hayward, CA  
**Item:** All items  
**Base Period:** 1982-84=100

**Download:**  [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2009		222.166		223.854		225.692		225.801		226.051		224.239	224.395	223.305	225.484
2010		226.145		227.697		228.110		227.954		228.107		227.658	227.469	226.994	227.944
2011		229.981		234.121		233.646		234.608		235.331		234.327	233.390	232.082	234.698
2012		236.880		238.985		239.806		241.170		242.834		239.533	239.650	238.099	241.201
2013		242.677		244.675		245.935		246.072		246.617		245.711	245.023	243.894	246.152
2014		248.615		251.495		253.317		253.354		254.503		252.273	251.985	250.507	253.463
2015		254.910		257.622		259.117		259.917		261.019		260.289	258.572	256.723	260.421
2016		262.600		264.565		266.041		267.853		270.306		269.483	266.344	263.911	268.777
2017		271.626		274.589		275.304		275.893		277.570		277.414	274.924	273.306	276.542
2018		281.308		283.422		286.062		287.664		289.673		289.896	285.550	282.666	288.435
2019		291.227		294.801		295.259								293.150	

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