

July 22, 2025

Schaefer Ranch GHAD
Haley Ralston
ENGEO
2010 Crow Canyon Place, Suite 250
San Ramon, CA 94583-4634

Re: Fiscal Year 2025-26 Assessment Rates for the Schaefer Ranch GHAD

Dear Haley:

Please find below the Fiscal Year (FY) 2025-26 assessment rates for the Schaefer Ranch GHAD in the City of Dublin. We used the San Francisco-Oakland-Hayward, CA (All Urban Consumers) Consumer Price Index (CPI), which is attached for your review. Beginning in FY 2018-19, the maximum assessment rates were reduced to \$1,245.42 per single family parcel and \$0.4241 per square foot of commercial space per the revised Engineer's Report dated March 23, 2018. The maximum assessment rate will increase each subsequent fiscal year to reflect the change in CPI. Also beginning in FY 2018-19, the Schaefer Ranch GHAD assessment will not be levied on Assessor Parcel Numbers 941 283202700 and 941 283202800, per an agreement between the City of Dublin and Schaefer Commercial Property, LLC, effective May 28, 2019. The calculated FY 2025-26 maximum assessment rate is \$1,616.03 for a Residential Parcel and \$0.5503 for a Non-Residential Parcel. Per direction from ENGEO, the levy for FY 2025-26 is below the maximum allowable assessment rate.

Schaefer Ranch GHAD¹

Residential Parcel	\$1,344.99/unit
Non-Residential Parcel	\$0.4580/bldg sq. ft

1. Alameda 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.

Please do not hesitate to call me at (925) 867-3400 if you have any questions or concerns.

Sincerely,
FRANCISCO & ASSOCIATES

Anthony Hernandez

Anthony Hernandez
Senior Project Analyst

SCHAEFER RANCH GHAD

Haley J. Ralston

Haley Ralston
Project Geologist

Enclosures

Schaefer Ranch GHAD
CPI Calculations

	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19*	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
	(base yr)																		
CPI	210.4	218.485	218.528	224.239	227.658	234.327	239.533	245.711	252.273	260.289	269.483	277.414	289.896	297.007	302.948	315.805	331.222	339.915	348.001
(SF/Oak/SJ All Urban Consumers)	N/A	3.84%	0.02%	2.61%	1.52%	2.93%	2.22%	2.58%	2.67%	3.18%	3.53%	2.94%	4.50%	2.45%	2.00%	4.24%	4.88%	2.62%	2.38%
Total Increase		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%										

Schaefer Ranch Maximum Assessment Rate

Residential per Unit	\$1,475.00	\$1,539.05	\$1,547.05	\$1,595.22	\$1,627.52	\$1,683.33	\$1,729.15	\$1,782.39	\$1,838.90	\$1,906.57	\$1,983.41	\$1,245.42	\$1,307.69	\$1,346.30	\$1,379.96	\$1,445.42	\$1,523.21	\$1,570.81	\$1,616.03
Non-Residential per Bldg. Sq. Ft.	\$0.5000	\$0.5217	\$0.5244	\$0.5408	\$0.5517	\$0.5706	\$0.5862	\$0.6042	\$0.6234	\$0.6463	\$0.6723	\$0.4241	\$0.4453	\$0.4585	\$0.4699	\$0.4922	\$0.5187	\$0.5349	\$0.5503

*The maximum assessment rates for FY 2018-19 are adjusted per the revised Schaefer Ranch Engineer's Report dated March 23, 2018.

Schaefer Ranch Applied Assessment Rate

Residential per Unit	\$1,475.00	\$1,539.05	\$1,547.05	\$1,595.22	\$1,627.52	\$1,683.33	\$1,729.15	\$1,782.39	\$1,838.90	\$1,906.57	\$1,983.41	\$1,245.42	\$1,307.69	\$1,346.30	\$1,379.96	\$1,203.00	\$1,267.74	\$1,307.35	\$1,344.99
Non-Residential per Bldg. Sq. Ft.	\$0.5000	\$0.5217	\$0.5244	\$0.5408	\$0.5517	\$0.5706	\$0.5862	\$0.6042	\$0.6234	\$0.6463	\$0.6723	\$0.4241	\$0.4453	\$0.4585	\$0.4699	\$0.4097	\$0.4317	\$0.4452	\$0.4580

Consumer Price Index for All Urban Consumers (CPI-U)**Original Data Value****Series Id:** CUURS49BSA0**Not Seasonally Adjusted****Series Title:** All items in San Francisco-Oakland-Hayward, CA, all**Area:** San Francisco-Oakland-Hayward, CA**Item:** All items**Base Period:** 1982-84=100**Years:** 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
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		295.490		298.443		297.007	295.004	293.150	296.859
2020		299.690		298.074		300.032		300.182		301.736		302.948	300.084	299.109	301.059
2021		304.387		309.419		309.497		311.167		313.265		315.805	309.721	306.724	312.718
2022		320.195		324.878		330.539		328.871		332.062		331.222	327.060	323.408	330.711
2023		337.173		338.496		340.056		340.094		341.219		339.915	339.050	337.689	340.411
2024		345.151		351.247		351.064		349.290		349.370		348.001	348.417	347.857	348.977
2025		354.432		355.707		356.460								354.522	