



CITY OF
MODESTO
COMMUNITY & ECONOMIC
DEVELOPMENT

Infrastructure Financing Program Fees
Community Facilities District No. 1998-2 (Carver/Bangs-Pelandale/Snyder)
Maximum Special Tax
Effective July 1, 2025 to June 30, 2026

One-Time Facilities Special Tax (Annexed Properties) ([See Division Endnotes](#))

Tax Area A (Carver / Bangs)

Fees below are per Lot and due at Permit Issuance.

Name / Assessor's Parcel Number (APN)	Fee
Calvary Chapel (APN 078-018-048)	\$44,060.64

Tax Area B (Pelandale / Snyder)

Fees below are per Lot and due at Permit Issuance.

Name / Assessor's Parcel Number (APN)	Fee
APN 078-066-003	\$28,409.59
Dale Road Professional Park (APN 078-066-016)	\$43,450.31

One-Time Facilities Special Tax (Non-Annexed Properties) ([See Division Endnotes](#))

Tax Area B (Pelandale / Snyder)

Fees below are per Lot and due at Permit Issuance.

Name / Assessor's Parcel Number (APN)	Fee
APN 078-018-006 - Split into Sutter Ridge Subdiv. & 078-066-001 - 078-066-016	PAID
046-024-060	\$1,135,566.80

Annual Maintenance Tax ([See Division Endnotes](#))

Tax Area A (Carver / Bangs)

The fees below are due Annually December and April.

Property Type	Fee	Per
Single-Family Residential	\$340.24	<i>Unit</i>
Multi-Family Residential	\$2,724.78	<i>Acre</i>
Non-Residential	\$2,724.78	<i>Acre</i>

Tax Area B (Pelandale / Snyder)

The fees below are due Annually December and April.

Property Type	Fee	Per
Single-Family Residential	\$265.27	<i>Unit</i>
Multi-Family Residential	\$2,113.51	<i>Acre</i>
Non-Residential	\$2,113.51	<i>Acre</i>
Chateau Provence	\$44,513.47	<i>Subdivision</i>

Division Endnotes

Endnote 1

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

Endnote 2

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

Endnote 3

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