

July 22, 2025

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

**Re: Fiscal Year 2025-26 Assessment Rates for the Fallon Village GHAD
 (Including the Jordan Ranch and Francis Ranch Annexations)**

Dear Haley:

Please find below our Fiscal Year (FY) 2025-26 assessment rates for the Fallon Village GHAD (including the Jordan Ranch and Francis Ranch Annexations) in the City of Dublin. On June 3, 2025, the Fallon Village GHAD Board of Directors adopted a Resolution that updated the Consumer Price Index (CPI) reference month that is used to calculate the annual assessment increases for the Fallon Village GHAD. As a result, the Fallon Village GHAD assessments will now be adjusted annually based on the change in CPI for All Urban Consumers in the San Francisco-Oakland-Hayward, CA area using the month of December. A copy of the applicable CPI index is attached for your review. Per direction from ENGEO, the Positano and Jordan Ranch Developments will be levied below their maximum allowable assessment rates and the Francis Ranch Development will be levied at its respective FY 2025-26 maximum assessment rate.

Fallon Village GHAD

Positano Development¹	FY 2025-26 Maximum Assessment Rate	FY 2025-26 Applied Assessment Rate
Single Family Residential Unit	\$811.55/unit	\$314.68/unit
Non-residential Space	\$0.08315/square foot	\$0.04028/square foot

Jordan Ranch Development¹	FY 2025-26 Maximum Assessment Rate	FY 2025-26 Applied Assessment Rate
5,200 SF Detached SFR Lot	\$826.98/unit	\$351.90/unit
4,000 SF Detached SFR Lot	\$636.77/unit	\$270.69/unit
3,200 SF Detached SFR Lot	\$512.73/unit	\$216.55/unit
4-Unit Clusters	\$570.62/unit	\$151.18/unit
Small Alley Lot	\$479.65/unit	\$140.76/unit
3-Story Townhomes	\$388.68/unit	\$141.85/unit
3-Story Townhomes with Flats	\$372.14/unit	\$129.32/unit
Lofts over Retail (Mixed Use)	\$396.95/unit	\$0.00/unit
Non-Residential	\$0.08473/square foot	\$0.00/square foot

Francis Ranch Development ¹	FY 2025-26 Maximum Assessment Rate	FY 2025-26 Applied Assessment Rate
65 X 100 N1	\$1,142.03/unit	\$1,142.03/unit
55 X 95 N2	\$930.62/unit	\$930.62/unit
50 X 110 N3	\$873.25/unit	\$873.25/unit
50 X 80 N4	\$678.84/unit	\$678.84/unit
MOTORCOURT N5	\$625.73/unit	\$625.73/unit
DUET N6	\$441.94/unit	\$441.94/unit
3-STORY TOWN N6	\$480.18/unit	\$480.18/unit
ZERO-LOT-LINE SFH	\$451.50/unit	\$451.50/unit

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
Senior Project Analyst

FALLON VILLAGE GHAD



Haley Ralston
Project Geologist

Enclosures

Fallon Village (Including Jordan Ranch and Francis Ranch Annexations) GHAD
Updated CPI Calculations

Fiscal Year		2024-25	2025-26
CPI (December CPI)		339.915	348.001
(SF/Oak/SJ All Urban Consumers)		N/A	2.38%
Positano Development Maximum Rate			
Single Family Residences (SFR)	Units	\$792.69	\$811.55
Non-Residential	square foot	\$0.08122	\$0.08315
Positano Development Applied Rate			
Single Family Residences (SFR)	Units	\$307.37	\$314.68
Non-Residential	square foot	\$0.03934	\$0.04028
Jordan Ranch Annexation Maximum Rates			
5,200 SF Detached SFR Lot	units	\$807.76	\$826.98
4,000 SF Detached SFR Lot	units	\$621.98	\$636.77
3,200 SF Detached SFR Lot	units	\$500.81	\$512.73
4-Unit Clusters	units	\$557.36	\$570.62
Small Alley Lot	units	\$468.50	\$479.65
3-Story Townhomes	units	\$379.65	\$388.68
3-Story Townhomes with Flats	units	\$363.49	\$372.14
Lofts over Retail (Mixed Use)	units	\$387.73	\$396.95
Non-Residential	square foot	\$0.08276	\$0.08473
Jordan Ranch Annexation Applied Rates			
5,200 SF Detached SFR Lot	units	\$343.72	\$351.90
4,000 SF Detached SFR Lot	units	\$264.40	\$270.69
3,200 SF Detached SFR Lot	units	\$211.52	\$216.55
4-Unit Clusters	units	\$147.67	\$151.18
Small Alley Lot	units	\$137.49	\$140.76
3-Story Townhomes	units	\$138.55	\$141.85
3-Story Townhomes with Flats	units	\$126.32	\$129.32
Lofts over Retail (Mixed Use)	units	\$0.00	\$0.00
Non-Residential	square foot	\$0.000000	\$0.000000
Francis Ranch Annexation Maximum Rates			
65 X 100 N1	units	\$1,115.49	\$1,142.03
55 X 95 N2	units	\$909.00	\$930.62
50 X 110 N3	units	\$852.96	\$873.25
50 X 80 N4	units	\$663.07	\$678.84
MOTORCOURT N5	units	\$611.19	\$625.73
DUET N6	units	\$431.67	\$441.94
3-STORY TOWN N6	units	\$469.03	\$480.18
ZERO-LOT-LINE SFH	units	\$441.01	\$451.50
Francis Ranch Annexation Applied Rates			
65 X 100 N1	units	\$0.00	\$1,142.03
55 X 95 N2	units	\$0.00	\$930.62
50 X 110 N3	units	\$0.00	\$873.25
50 X 80 N4	units	\$0.00	\$678.84
MOTORCOURT N5	units	\$0.00	\$625.73
DUET N6	units	\$0.00	\$441.94
3-STORY TOWN N6	units	\$0.00	\$480.18
ZERO-LOT-LINE SFH	units	\$0.00	\$451.50

Fallon Village (Including Jordan Ranch Annexation) GHAD
Previous CPI Calculations

Positano Development			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
CPI (June CPI)			216.123	225.181	225.692	228.110	233.646	239.806	245.935	253.317	259.117	266.041	275.304	286.062	295.259	300.032	309.497	330.539	340.056	351.064
(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%	1.62%	3.15%	6.80%	2.88%	3.24%
Maximum Rate			Units	(base yr)																
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	\$677.46	\$698.84	\$746.35	\$767.84	\$792.69
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	\$0.06941	\$0.07160	\$0.07647	\$0.07867	\$0.08122
Applied Rate			Units																	
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	\$677.46	\$698.84	\$746.35	\$767.84	\$307.37
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	\$0.06941	\$0.07160	\$0.07647	\$0.07867	\$0.03934
Jordan Ranch Annexation			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
CPI (December CPI)			N/A	N/A	N/A	N/A	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
(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%	2.45%	2.00%	4.24%	4.88%	2.62%
Maximum Rates			Units																	
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	\$705.80	\$719.92	\$750.47	\$787.11	\$807.76
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	\$543.47	\$554.34	\$577.86	\$606.07	\$621.98
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	\$437.60	\$446.35	\$465.29	\$488.01	\$500.81
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	\$487.00	\$496.74	\$517.82	\$543.10	\$557.36
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	\$409.36	\$417.55	\$435.27	\$456.52	\$468.50
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	\$331.73	\$338.36	\$352.72	\$369.94	\$379.65
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	\$317.61	\$323.96	\$337.71	\$354.20	\$363.49
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	\$338.78	\$345.56	\$360.23	\$377.81	\$387.73
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	\$0.07232	\$0.07376	\$0.07689	\$0.08065	\$0.08276
Applied Rates			Units																	
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	\$705.80	\$719.92	\$750.47	\$787.11	\$343.72
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	\$543.47	\$554.34	\$577.86	\$606.07	\$264.40
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	\$437.60	\$446.35	\$465.29	\$488.01	\$211.52
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	\$487.00	\$496.74	\$517.82	\$543.10	\$147.67
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	\$409.36	\$417.55	\$435.27	\$456.52	\$137.49
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	\$331.73	\$338.36	\$352.72	\$369.94	\$138.55
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	\$317.61	\$323.96	\$337.71	\$354.20	\$126.32
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	\$338.78	\$345.56	\$360.23	\$377.81	\$0.00
Non-Residential		square foot	N/A	N/A	N/A	N/A	\$0.05543	\$0.05705	\$0.05832	\$0.05										

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	