



# Municipal Market Disclosure Information Cover Sheet

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**This Filing Applies to:**

1. Sacramento County Public Financing Authority, Tax Allocation Revenue Bonds (Sacramento County and City Redevelopment Project), 2003 Series A, \$33,695,587.95, Dated: December 23, 2003  
786129BU9, 786129AS5, 786129AT3, 786129BV7, 786129AU0, 786129BW5, 786129BX3,  
786129BY1, 786129BZ8, 786129CA2, 786129CB0, 786129AV8, 786129CC8, 786129CD6,  
786129CE4, 786129AW6

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**TYPE OF FILING:**

If information is also available on the Internet, give URL: [www.dacbond.com](http://www.dacbond.com)

**WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)****Financial / Operating Data Disclosures****Rule 15c2-12 Disclosure**

Annual Financial Information & Operating Data (Rule 15c2-12)

2019 Operating Data - Series 2003A TARB

Audited Financial Statements or CAFR (Rule 15c2-12)

Failure to provide as required

**Additional / Voluntary Disclosure**

Quarterly / Monthly Financial Information

Change in Fiscal Year / Timing of Annual Disclosure

Change in Accounting Standard

Interim / Additional Financial Information / Operating Data

Budget

Investment / Debt / Financial Policy

- Information Provided to Rating Agency, Credit / Liquidity Provider or Other Third Party
- Consultant Reports
- Other Financial / Operating Data

### **Event Filing**

### **Rule 15c2-12 Disclosure**

- Principal / Interest Payment Delinquency
- Non-payment Related Default
- Unscheduled Draw on Debt Service Reserve Reflecting Financial Difficulties
- Unscheduled Draw on Credit Enhancement Reflecting Financial Difficulties
- Substitution of Credit or Liquidity Provider, or Its Failure to Perform
- Adverse Tax Opinion or Event Affecting the Tax-exempt Status of the Security
- Modification to the Rights of Security Holders
- Bond Call
- Defeasance
- Release, Substitution or Sale of Property Securing Repayment of the Security
- Rating Change
- Tender Offer / Secondary Market Purchases
- Merger / Consolidation / Acquisition and Sale of All or Substantially All Assets
- Bankruptcy, insolvency, receivership or similar event
- Successor, Additional or Change in Trustee
- Failure to Provide Event Filing Information as Required
- Financial Obligation - Incurrence and Agreement
- Financial Obligation - Event Reflecting Financial Difficulties

### **Additional / Voluntary Disclosure**

- Amendment to Continuing Disclosure Undertaking
- Change in Obligated Person
- Notice to Investor Pursuant to Bond Documents
- Communication From the Internal Revenue Service
- Bid For Auction Rate or Other Securities
- Capital or Other Financing Plan
- Litigation / Enforcement Action
- Change of Tender Agent, Remarketing Agent or Other On-going Party
- Derivative or Other Similar Transaction
- Other Event-based Disclosures

### **Asset-Backed Securities Filing**

### **Additional / Voluntary Disclosure**

- Initial Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(1))
- Quarterly Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(2)(i))
- Annual Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(2)(ii))
- Other Asset-Backed Securities Disclosure (e.g. notice of termination of duty to file reports pursuant to SEC Rule 15Ga-1(c)(3))

### **Disclosure Dissemination Agent Contact:**

Name: DAC

Address: 315 East Robinson Street

Suite 300

City: Orlando

State: FL

Zip Code: 32801-1674

Telephone: 407 515 - 1100

Fax: 407 515 - 6513

Email Address: emmaagent@dacbond.com

Relationship to Issuer: Dissemination Agent

### **Authorized By:**

Name: Brian Wong

Title: Debt Manager

Entity: City of Sacramento, CA

**Digital Assurance Certification**

## Filing Certificate

**DAC transmitted the Annual Financial Information & Operating Data (Rule 15c2-12) to EMMA/SID (if applicable) on behalf of City of Sacramento, CA under their SEC Rule 15c2-12 Continuing Disclosure Agreement.**

Transmission Details: ES1041788

Date & Time Stamp: 03/10/2020  
 Document Name or Event Type: Annual Financial Information & Operating Data (Rule 15c2-12)  
 Document Description: 2019 Operating Data - Series 2003A TARB  
 DAC Bond Coversheet: Yes  
 Transmitted to: MSRB-EMMA  
 Total CUSIPs associated with this Filing: 16  
 Filing made on Series: 2003A

**Codes:** **P** (Prerefunded), **R** (Refunded), **U** (Unrefunded), **E** (Escrowed), **A** (Advance Refunding), **D** (Defeased), **T** (Tendered), **V** (Derivatives), **UD** (Undetermined), **NLO** (No Longer Outstanding)

**Red:** Original CUSIPs - filing missed · **Blue:** Non-Original CUSIPs - filing missed · **Green:** Outstanding CUSIPs - filing made · **Black:** Inactive CUSIPs

- Issue: Sacramento County Public Financing Authority, Tax Allocation Revenue Bonds (Sacramento County and City Redevelopment Project), 2003 Series A, \$33,695,587.95, Dated: December 23, 2003

CUSIP: 786129AS5, 786129BU9, 786129AT3, 786129BV7, 786129AU0, 786129BW5, 786129BX3, 786129BY1, 786129BZ8, 786129CA2, 786129CB0, 786129AV8, 786129CC8, 786129CD6, 786129CE4, 786129AW6

No missing CUSIPs for this bond issue

**City of Sacramento as Successor Agency  
of the Redevelopment Agency of the City of Sacramento  
Annual Continuing Disclosure Report  
Fiscal Year 2018-19**

<b>Issue</b>	Sacramento County Public Financing Authority 2003 Tax Allocation Revenue Bonds, Series A (Sacramento County and City Redevelopment Projects)
<b>Par</b>	\$33,695,587.95
<b>Issued</b>	December 23, 2003
<b>CUSIP Numbers</b>	786129AS5 786129AT3 786129AU0 786129AV8 786129AW6 786129BU9 786129BV7 786129BW5 786129BX3 786129BY1 786129BZ8 786129CA2 786129CB0 786129CC8 786129CD6 786129CE4

*Please note that as a result of legislation in the State of California (namely Assembly Bills (AB) X1 26, X1 27, and AB 1484), the City of Sacramento (City) has elected to serve as the Successor Agency to the Redevelopment Agency of the City of Sacramento (Successor Agency) beginning on January 31, 2012; and that under AB X1 26, payment of debt service for bonds of a dissolved redevelopment agency is an “enforceable obligation” of the successor agency for redevelopment functions.*

*Additionally, as a consequence of the City serving as the Successor Agency, the date of the end of the fiscal year for the Successor Agency has been modified from December 31 of each year to June 30 of each year. Please see EMMA Submittal ER535608 for full details.*

## Content of Annual Reports.

The Agency's Annual Report shall contain or incorporate by reference the following:

- (a) **Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to governmental entities from time to time by the Governmental Accounting Standards Board.**

The City's Comprehensive Annual Financial Report (CAFR) for the prior fiscal year was uploaded as a separate document. The CAFR is also available on the City's website at:

[www.cityofsacramento.org/Finance/Accounting/Reporting](http://www.cityofsacramento.org/Finance/Accounting/Reporting)

- (b) **A table showing the historical assessed values and tax increment revenues of properties located within the Redevelopment project for the five most recent years for which such information is then available (...) and an analysis of Tax Revenues (...), together with a statement of the debt service coverage ratios (...).**

This information is located in the Statistical Section of the City's CAFR.

See Exhibit A1 – [RASA] Assessed Values (last 10 fiscal years).

See Exhibit A2 – [RASA] Outstanding Indebtedness and Debt Coverage.

- (c) **A table showing the 10 largest payers of secured property taxes in the Redevelopment Project for the most recent year for which such information is then available (...).**

This table is located in the Statistical Section of the City's CAFR.

See Exhibit B – [RASA] Largest Payers (last fiscal year).

- (d) **With respect to then pending appeals of assessed valuation of property within the Redevelopment Projects, a description of any such appeals by the ten largest assessees in the Redevelopment Project.**

This information is located in the Statistical Section of the City's CAFR.

See Exhibit C – [RASA] Assessee Appeals.

- (e) **A description of outstanding indebtedness payable from Tax Revenues and Housing Tax Revenues with respect to the Redevelopment Project.**

*Please note that as a result of legislation in the State of California (namely Assembly Bills (AB) X1 26, X1 27, and AB 1484), amounts formerly identified as Tax Revenues and Housing Tax Revenues are now distributed through a Redevelopment Property Tax Trust Fund in an amount equal to obligations listed on a Recognized Obligation Payment Schedule (ROPS), as approved by the Department of Finance (DOF) for every six-month period. Beginning with 2016-17 ROPS cycle, RASA will be seeking approval from DOF for a twelve-month period.*

This information is located in the Statistical Section of the City's CAFR.

See Exhibit A2 – [RASA] Outstanding Indebtedness and Debt Coverage.

**Voluntary Supplemental Information:**

The following information is provided voluntarily and may or may not be provided in the future.

See Exhibit D – [RASA] Sacramento County 2019-20 Equalized Assessed Valuation

Additionally, the information can be found at the following webpage:

[www.finance.saccounty.net/AuditorController/Pages/TaxAcctRpts.aspx](http://www.finance.saccounty.net/AuditorController/Pages/TaxAcctRpts.aspx)

The relevant indices are:

4010	SACRAMENTO ARMY DEP RDA	4092	RIVER DISTRICT 98 ANN	4140	RDA 5 DEL PASO HGTS
4040	NORTH SACRAMENTO REDEV	4120	MERG DWNTWN - RDA2A	4150	RDA 6 ALKALI FLAT
4050	65TH STREET REDEV	4125	MERG DWNTWN - RDA3 MALL	4160	RDA 7 OAK PARK
4060	FRANKLIN BLVD REDEV	4130	MERG DWNTWN - RDA8 CENTR	4165	RAILYARD RDA
4070	STOCKTON BLVD REDEV	4134	MERG DWNTWN RDA4 CAP MLL		
4091	RIVER DISTRICT RDA	4135	MERG DWNTWN RDA4A RIVER		

Exhibit A1

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property <sup>(1) (2)</sup>**  
**Last Ten Fiscal Years**  
(in thousands)

PROJECT AREA	Fiscal Year				
	2010	2011	2012	2013	2014
Merged Downtown					
Secured	\$ 2,656,453	\$ 2,504,312	\$ 2,427,850	\$ 2,366,130	\$ 2,300,993
Unsecured	172,285	160,110	145,125	137,567	132,581
Utility	997	997	997	770	770
Total	<u>\$ 2,829,735</u>	<u>\$ 2,665,419</u>	<u>\$ 2,573,972</u>	<u>\$ 2,504,467</u>	<u>\$ 2,434,344</u>
Del Paso Heights					
Secured	\$ 317,546	\$ 305,405	\$ 286,172	\$ 276,998	\$ 289,856
Unsecured	37,627	17,112	10,267	9,550	12,659
Utility	1	1	1	1	1
Total	<u>\$ 355,174</u>	<u>\$ 322,518</u>	<u>\$ 296,440</u>	<u>\$ 286,549</u>	<u>\$ 302,516</u>
Alkali Flat					
Secured	\$ 132,387	\$ 128,304	\$ 121,651	\$ 119,184	\$ 112,883
Unsecured	4,759	3,740	2,962	4,982	3,224
Utility	-	-	-	-	-
Total	<u>\$ 137,146</u>	<u>\$ 132,044</u>	<u>\$ 124,613</u>	<u>\$ 124,166</u>	<u>\$ 116,107</u>
Oak Park					
Secured	\$ 460,439	\$ 438,987	\$ 428,226	\$ 427,642	\$ 466,006
Unsecured	13,418	10,613	8,973	9,898	9,763
Utility	-	-	-	-	-
Total	<u>\$ 473,857</u>	<u>\$ 449,600</u>	<u>\$ 437,199</u>	<u>\$ 437,540</u>	<u>\$ 475,769</u>
River District (formerly Richards Blvd)					
Secured	\$ 454,256	\$ 405,518	\$ 403,771	\$ 396,061	\$ 375,825
Unsecured	45,813	41,732	31,661	33,655	29,486
Utility	4,200	4,200	4,264	4,779	4,779
Total	<u>\$ 504,269</u>	<u>\$ 451,450</u>	<u>\$ 439,696</u>	<u>\$ 434,495</u>	<u>\$ 410,090</u>
North Sacramento					
Secured	\$ 563,978	\$ 555,744	\$ 526,139	\$ 506,029	\$ 498,272
Unsecured	33,239	36,014	35,675	39,802	36,413
Utility	-	-	-	-	-
Total	<u>\$ 597,217</u>	<u>\$ 591,758</u>	<u>\$ 561,814</u>	<u>\$ 545,831</u>	<u>\$ 534,685</u>

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.



**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property** <sup>(1) (2)</sup>  
**Last Ten Fiscal Years**  
(in thousands)

PROJECT AREA	Fiscal Year				
	2015	2016	2017	2018	2019
Merged Downtown					
Secured	\$ 2,344,213	\$ 2,461,341	\$ 2,682,975	\$ 3,294,112	\$ 3,572,623
Unsecured	138,662	124,172	110,587	131,439	147,725
Utility	770	748	748	748	696
Total	<u>\$ 2,483,645</u>	<u>\$ 2,586,261</u>	<u>\$ 2,794,310</u>	<u>\$ 3,426,299</u>	<u>\$ 3,721,044</u>
Del Paso Heights					
Secured	\$ 311,285	\$ 317,886	\$ 338,354	\$ 380,389	\$ 414,850
Unsecured	14,464	13,621	15,440	14,149	21,771
Utility	1	1	1	1	1
Total	<u>\$ 325,750</u>	<u>\$ 331,508</u>	<u>\$ 353,795</u>	<u>\$ 394,539</u>	<u>\$ 436,622</u>
Alkali Flat					
Secured	\$ 120,103	\$ 123,251	\$ 136,555	\$ 158,376	\$ 198,843
Unsecured	3,504	2,963	2,996	2,920	3,485
Utility	-	-	-	-	-
Total	<u>\$ 123,607</u>	<u>\$ 126,214</u>	<u>\$ 139,551</u>	<u>\$ 161,296</u>	<u>\$ 202,328</u>
Oak Park					
Secured	\$ 476,624	\$ 501,132	\$ 567,966	\$ 610,203	\$ 686,458
Unsecured	9,483	24,938	27,750	28,003	31,947
Utility	-	-	-	-	-
Total	<u>\$ 486,107</u>	<u>\$ 526,070</u>	<u>\$ 595,716</u>	<u>\$ 638,206</u>	<u>\$ 718,405</u>
River District (formerly Richards Blvd)					
Secured	\$ 403,452	\$ 393,540	\$ 404,183	\$ 413,627	\$ 444,699
Unsecured	35,352	37,314	34,732	36,120	37,676
Utility	4,779	2,591	2,591	2,591	2,464
Total	<u>\$ 443,583</u>	<u>\$ 433,445</u>	<u>\$ 441,506</u>	<u>\$ 452,338</u>	<u>\$ 484,839</u>
North Sacramento					
Secured	\$ 509,637	\$ 523,526	\$ 555,437	\$ 556,306	\$ 605,147
Unsecured	40,115	36,778	36,563	36,555	43,011
Utility	-	-	-	-	-
Total	<u>\$ 549,752</u>	<u>\$ 560,304</u>	<u>\$ 592,000</u>	<u>\$ 592,861</u>	<u>\$ 648,158</u>

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property** <sup>(1) (2)</sup>  
**Last Ten Fiscal Years**  
(in thousands)

PROJECT AREA	Fiscal Year				
	2010	2011	2012	2013	2014
Franklin Boulevard					
Secured	\$ 571,385	\$ 571,094	\$ 554,662	\$ 553,114	\$ 556,190
Unsecured	44,573	41,821	38,551	39,862	37,903
Utility	-	-	-	-	-
Total	<u>\$ 615,958</u>	<u>\$ 612,915</u>	<u>\$ 593,213</u>	<u>\$ 592,976</u>	<u>\$ 594,093</u>
Stockton Boulevard					
Secured	\$ 390,475	\$ 372,566	\$ 355,452	\$ 334,059	\$ 345,330
Unsecured	16,598	17,048	17,468	17,101	17,293
Utility	-	-	-	-	-
Total	<u>\$ 407,073</u>	<u>\$ 389,614</u>	<u>\$ 372,920</u>	<u>\$ 351,160</u>	<u>\$ 362,623</u>
Army Depot					
Secured	\$ 835,497	\$ 826,480	\$ 810,113	\$ 790,956	\$ 826,125
Unsecured	120,863	119,918	116,198	116,489	149,382
Utility	578	578	579	943	943
Total	<u>\$ 956,938</u>	<u>\$ 946,976</u>	<u>\$ 926,890</u>	<u>\$ 908,388</u>	<u>\$ 976,450</u>
65th Street					
Secured	\$ 224,753	\$ 242,905	\$ 230,618	\$ 229,458	\$ 228,785
Unsecured	25,010	25,040	25,808	17,346	14,536
Utility	-	-	-	-	-
Total	<u>\$ 249,763</u>	<u>\$ 267,945</u>	<u>\$ 256,426</u>	<u>\$ 246,804</u>	<u>\$ 243,321</u>
Railyards					
Secured	\$ 49,467	\$ 71,772	\$ 80,928	\$ 84,191	\$ 80,200
Unsecured	-	251	3,521	4,548	4,454
Utility	641	680	768	771	-
Total	<u>\$ 50,108</u>	<u>\$ 72,703</u>	<u>\$ 85,217</u>	<u>\$ 89,510</u>	<u>\$ 84,654</u>

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Assessed Value of Taxable Property** <sup>(1) (2)</sup>  
**Last Ten Fiscal Years**  
(in thousands)

PROJECT AREA	Fiscal Year				
	2015	2016	2017	2018	2019
Franklin Boulevard					
Secured	\$ 482,823	\$ 474,370	\$ 497,711	\$ 544,375	\$ 578,295
Unsecured	32,000	31,565	35,431	34,068	33,800
Utility	-	-	-	-	-
Total	<u>\$ 514,823</u>	<u>\$ 505,935</u>	<u>\$ 533,142</u>	<u>\$ 578,443</u>	<u>\$ 612,095</u>
Stockton Boulevard					
Secured	\$ 364,463	\$ 384,262	\$ 403,482	\$ 442,555	\$ 471,634
Unsecured	17,731	16,742	15,941	15,798	18,937
Utility	-	-	-	-	-
Total	<u>\$ 382,194</u>	<u>\$ 401,004</u>	<u>\$ 419,423</u>	<u>\$ 458,353</u>	<u>\$ 490,571</u>
Army Depot					
Secured	\$ 864,133	\$ 928,249	\$ 979,664	\$ 1,052,144	\$ 1,130,114
Unsecured	139,964	110,209	106,652	111,552	115,208
Utility	943	1,072	1,072	1,072	1,072
Total	<u>\$ 1,005,040</u>	<u>\$ 1,039,530</u>	<u>\$ 1,087,388</u>	<u>\$ 1,164,768</u>	<u>\$ 1,246,394</u>
65th Street					
Secured	\$ 231,632	\$ 243,684	\$ 276,299	\$ 350,567	\$ 425,730
Unsecured	17,543	14,033	15,339	17,768	22,692
Utility	-	-	-	-	-
Total	<u>\$ 249,175</u>	<u>\$ 257,717</u>	<u>\$ 291,638</u>	<u>\$ 368,335</u>	<u>\$ 448,422</u>
Railyards					
Secured	\$ 75,245	\$ 68,288	\$ 62,600	\$ 66,406	\$ 67,471
Unsecured	5,973	10,940	7,310	7,151	11,438
Utility	-	-	-	-	-
Total	<u>\$ 81,218</u>	<u>\$ 79,228</u>	<u>\$ 69,910</u>	<u>\$ 73,557</u>	<u>\$ 78,909</u>

Notes: (1) Property is assessed at full cash value upon transfer of title and the assessed value is increased annually by the lesser of the rate of inflation or 2%.

(2) One percent is the maximum tax rate by state law.

Exhibit A2

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**RDA - All Project Areas**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 42,876	\$ 438	\$ 3,050	\$ 39,388	\$ 21,790	1.81	NA	NA	NA
2010-11	35,280	580	2,684	32,016	21,776	1.47	NA	NA	NA
2011-12	42,334	726	2,911	38,698	22,120	1.75	\$ 6,008	\$ 28,128	1.38 (1)
2012-13	41,304	745	2,556	38,003	22,087	1.72	6,619	28,706	1.32
2013-14	42,684	687	3,037	38,960	24,896	1.56	5,123	30,019	1.30 (3)
2014-15	43,657	649	3,911	39,097	21,937	1.78	9,158	31,095	1.26
2015-16	49,142	690	5,766	42,686	11,794	3.62	15,610	27,404	1.56 (4)
2016-17	53,765	709	1,201	51,855	11,793	4.40	14,059	25,852	2.01
2017-18	67,464	823	11,550	55,091	398	138.42	24,270	24,668	2.23 (5)
2018-19	73,805	867	13,766	59,172	10,423	5.68	15,194	25,617	2.31 (6)

**Merged Downtown**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 29,144	\$ 282	\$ 1,606	\$ 27,256	\$ 16,072	1.70	NA	NA	NA
2010-11	23,069	387	1,454	21,228	16,051	1.32	NA	NA	NA
2011-12	23,750	406	807	22,537	16,254	1.39	\$ 2,608	\$ 18,862	1.19 (1)
2012-13	23,260	419	652	22,189	16,298	1.36	2,655	18,953	1.17
2013-14	23,042	372	580	22,090	16,245	1.36	4,188	20,433	1.08 (2)
2014-15	23,121	350	1,071	21,700	16,242	1.34	4,980	21,222	1.02
2015-16	27,081	372	2,415	24,294	11,395	2.13	146	11,541	2.11 (4)
2016-17	27,978	376	485	27,117	11,395	2.38	146	11,541	2.35
2017-18	37,146	451	5,665	31,030	-	-	146	146	212.53 (5)
2018-19	38,341	459	6,191	31,691	10,025	3.16	43	10,068	3.15

**Del Paso Heights**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 3,222	\$ 33	\$ 377	\$ 2,812	\$ 1,627	1.73	NA	NA	NA
2010-11	2,901	45	322	2,534	1,626	1.56	NA	NA	NA
2011-12	2,551	44	199	2,307	1,769	1.30	\$ 100	\$ 1,869	1.23 (1)
2012-13	2,549	46	194	2,309	1,644	1.40	240	1,884	1.23
2013-14	2,853	44	245	2,564	1,618	1.58	230	1,848	1.39
2014-15	3,149	44	337	2,768	1,618	1.71	231	1,849	1.50
2015-16	3,190	45	384	2,761	-	-	14	14	197.21 (4)
2016-17	3,524	45	100	3,379	-	-	14	14	241.36
2017-18	3,978	50	638	3,290	-	-	14	14	235.00
2018-19	4,406	52	785	3,569	-	-	14	14	254.93

Notes:

NA Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

(1) Revised to include 2008 B of A Public Capital Corp Debt.

(2) Revised to correct 2005 Merged Downtown ML Refunding from senior to subordinate debt.

(3) Revised to correct total tax increment received.

(4) Various subordinate debts and a majority of the senior debts were refunded in 2015.

(5) 1993 Merged Downtown TABS were paid off in 2018.

(6) Total Debt Service includes \$13,166 related to the 2015 Tax Allocation Refunding Bonds, Series A and B not allocated between project areas.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**Alkali Flat**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 1,253	\$ 15	\$ 54	\$ 1,185	\$ 616	1.92	NA	NA	NA
2010-11	1,106	18	68	1,020	619	1.65	NA	NA	NA
2011-12	1,077	18	19	1,039	622	1.67	\$ 463	\$ 1,085	0.96 (1)
2012-13	1,049	19	10	1,020	623	1.64	467	1,090	0.94
2013-14	1,028	16	9	1,003	612	1.64	461	1,073	0.93
2014-15	1,148	16	64	1,068	613	1.74	464	1,077	0.99
2015-16	1,111	17	67	1,027	-	-	466	466	2.20 (4)
2016-17	1,347	17	26	1,304	-	-	469	469	2.78
2017-18	1,791	29	317	1,445	-	-	471	471	3.07
2018-19	2,075	24	424	1,627	-	-	472	472	3.45

**Oak Park**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 4,213	\$ 49	\$ 372	\$ 3,792	\$ 2,757	1.38	NA	NA	NA
2010-11	3,871	60	314	3,498	2,761	1.27	NA	NA	NA
2011-12	3,772	63	150	3,559	2,756	1.29	\$ 103	\$ 2,859	1.24 (1)
2012-13	3,841	67	151	3,623	2,794	1.30	183	2,977	1.22
2013-14	4,364	67	244	4,053	2,752	1.47	173	2,925	1.39 (2)
2014-15	4,522	63	385	4,074	2,755	1.48	178	2,933	1.39
2015-16	4,915	70	613	4,232	-	-	34	34	124.47 (4)
2016-17	5,843	75	176	5,592	-	-	34	34	164.47
2017-18	6,213	79	1,091	5,043	-	-	34	34	148.32
2018-19	7,160	84	1,465	5,611	-	-	34	34	165.03

**River District**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	NA	NA	NA	NA	\$ -	-	NA	NA	NA
2010-11	NA	NA	NA	NA	-	-	NA	NA	NA
2011-12	\$ 1,372	\$ 25	\$ 246	\$ 1,100	-	-	\$ 494	\$ 494	2.23 (1)
2012-13	1,294	26	227	1,041	-	-	654	654	1.59
2013-14	1,025	20	259	746	-	-	646	646	1.15 (3)
2014-15	1,542	23	280	1,239	-	-	642	642	1.93
2015-16	1,544	22	288	1,234	-	-	229	229	5.39 (4)
2016-17	1,633	22	29	1,582	-	-	229	229	6.91
2017-18	1,793	23	338	1,432	-	-	230	230	6.23
2018-19	2,203	25	428	1,750	-	-	228	228	7.68

Notes:

NA Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

(1) Revised to include 2008 B of A Public Capital Corp Debt.

(2) Revised to correct 2005 Merged Downtown ML Refunding from senior to subordinate debt.

(3) Revised to correct total tax increment received.

(4) Various subordinate debts and a majority of the senior debts were refunded in 2015.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**North Sacramento**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 3,087	\$ 36	\$ 237	\$ 2,814	\$ 530	5.30	NA	NA	NA
2010-11	2,722	45	209	2,468	528	4.68	NA	NA	NA
2011-12	2,439	44	187	2,208	539	4.10	\$ 629	\$ 1,168	1.89 (1)
2012-13	2,323	44	165	2,114	537	3.94	779	1,316	1.61
2013-14	2,303	38	247	2,018	524	3.85	778	1,302	1.55 (2)
2014-15	2,689	37	262	2,390	530	4.51	772	1,302	1.84
2015-16	2,819	40	282	2,497	218	11.45	375	593	4.21 (4)
2016-17	2,951	41	-	2,910	218	13.35	374	592	4.92
2017-18	3,229	40	323	2,866	218	13.15	377	595	4.82
2018-19	3,824	45	388	3,391	218	15.56	375	593	5.72

**Franklin Boulevard**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	NA	NA	NA	NA	\$ -	-	NA	NA	NA
2010-11	NA	NA	NA	NA	-	-	NA	NA	NA
2011-12	\$ 2,225	\$ 39	\$ 184	\$ 2,002	-	-	\$ 100	\$ 100	20.02 (1)
2012-13	2,354	41	195	2,118	-	-	109	109	19.43
2013-14	2,414	38	189	2,187	-	-	99	99	22.09
2014-15	952	24	117	811	-	-	99	99	8.19 (3)
2015-16	1,640	23	116	1,501	-	-	41	41	36.61
2016-17	2,050	25	-	2,025	-	-	41	41	49.39
2017-18	2,511	30	217	2,264	-	-	41	41	55.22
2018-19	2,826	33	256	2,537	-	-	41	41	61.88

**Stockton Boulevard**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	\$ 1,957	\$ 22	\$ 405	\$ 1,529	\$ 187	8.19	NA	NA	NA
2010-11	1,611	26	317	1,268	191	6.63	NA	NA	NA
2011-12	1,496	26	387	1,083	180	6.02	\$ 250	\$ 430	2.52 (1)
2012-13	1,369	24	329	1,016	191	5.32	261	452	2.25
2013-14	1,420	24	377	1,019	180	5.66	245	425	2.40
2014-15	1,755	24	446	1,285	180	7.14	246	426	3.02
2015-16	1,933	28	526	1,379	180	7.66	149	329	4.19 (4)
2016-17	2,238	28	65	2,145	180	11.92	149	329	6.52
2017-18	2,598	33	770	1,795	180	9.97	167	347	5.17
2018-19	2,966	35	911	2,020	180	11.22	169	349	5.79

Notes:

NA Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

(1) Revised to include 2008 B of A Public Capital Corp Debt.

(2) Revised to correct 2005 Merged Downtown ML Refunding from senior to subordinate debt.

(3) Revised to correct total tax increment received.

(4) Various subordinate debts and a majority of the senior debts were refunded in 2015.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Debt Coverage Analysis**  
**Last Ten Fiscal Years**  
(in thousands)

**Army Depot**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	NA	NA	NA	NA	\$ -	-	NA	NA	NA
2010-11	NA	NA	NA	NA	-	-	NA	NA	NA
2011-12	\$ 2,617	\$ 44	\$ 523	\$ 2,050	-	-	\$ 737	\$ 737	2.78 (1)
2012-13	2,342	43	452	1,847	-	-	748	748	2.47
2013-14	3,200	50	643	2,507	-	-	735	735	3.41
2014-15	3,556	50	699	2,807	-	-	739	739	3.80
2015-16	3,944	56	847	3,041	-	-	267	267	11.39 (2)
2016-17	4,579	58	236	4,285	-	-	267	267	16.05
2017-18	5,428	67	1,376	3,985	-	-	268	268	14.87
2018-19	6,755	73	1,882	4,800	-	-	266	266	18.05

**65th Street**

Fiscal Year	Total Tax Increment	Property Tax Collection Fee	AB 1290 Pass thru	Net Tax Revenues	Senior Debt Service	Senior Debt Service Coverage	Subordinate Debt Service	Total Debt Service	Total Debt Service Coverage
2009-10	NA	NA	NA	NA	\$ -	-	NA	NA	NA
2010-11	NA	NA	NA	NA	-	-	NA	NA	NA
2011-12	\$ 1,035	\$ 17	\$ 207	\$ 811	-	-	\$ 524	\$ 524	1.55 (1)
2012-13	923	16	181	726	-	-	523	523	1.39
2013-14	834	14	185	635	-	-	506	506	1.25
2014-15	1,030	14	197	819	-	-	500	500	1.64
2015-16	1,067	16	228	823	-	-	388	388	2.12 (2)
2016-17	1,540	19	79	1,442	-	-	388	388	3.72
2017-18	2,578	29	784	1,765	-	-	387	387	4.56
2018-19	3,249	37	1,036	2,176	-	-	386	386	5.64

Notes:

NA Subordinate debt was not presented in prior years. Prior years information not available for River District, Franklin Boulevard, Army Depot and 65th Street.

(1) Revised to include 2008 B of A Public Capital Corp Debt.

(2) Revised to correct 2005 Merged Downtown ML Refunding from senior to subordinate debt.

## Exhibit B

**City of Sacramento  
 Successor Agency Trust Fund  
 Principal Property Taxpayers - Merged Downtown  
 Current Fiscal Year and Nine Years Ago**  
 (in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
City of Sacramento (Sacramento Downtown Arena LLC)	\$ 403,605	1	9.47%	\$ -	-	-
SG Downtown LLC	200,213	2	4.70%	-	-	-
400 Capitol Mall Owner LP	182,725	3	4.29%	-	-	-
SRI Eleven 621 Capitol Mall LLC	164,220	4	3.85%	-	-	-
500 Capitol Mall LLC	144,555	5	3.39%	-	-	-
PAC West Office Equities Limited Partnership	140,274	6	3.29%	-	-	-
GV/Hi Pk Tower Owner LLC	125,368	7	2.94%	-	-	-
300 Capitol Associates NF LP	117,700	8	2.76%	115,866	2	4.32%
CIM/J Street Hotel Sacramento LP (PMC Commercial Trust)	100,407	9	2.35%	88,122	6	3.28%
GSA Sacramento CA LLC	96,965	10	2.27%	-	-	-
Hines Sacramento Wells Fargo Center	-	-	-	206,544	1	7.70%
621 Capitol Mall	-	-	-	113,820	3	4.24%
Downtown Plaza	-	-	-	97,119	4	3.62%
CIM/980 9th St	-	-	-	94,708	5	3.53%
Sacramento Equities REIT	-	-	-	82,617	7	3.08%
1415 Meridian Plaza LLC/Valley View Invest	-	-	-	81,781	8	3.05%
500 Capitol Mall	-	-	-	76,047	9	2.83%
Capitol Regency LLC	-	-	-	60,996	10	2.27%
Sub Total	1,676,032		39.31%	1,017,620		37.92%
All Other Taxpayers	2,587,717		60.69%	1,666,287		62.08%
Total	<u>\$ 4,263,749</u>		<u>100.00%</u>	<u>\$ 2,683,907</u>		<u>100.00%</u>

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
 (2) Based on total adjusted 2018-19 Project Area total taxable value.



**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Del Paso Heights**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Greater Sacramento Urban League	\$ 6,716	1	1.43%	\$ 5,848	2	1.69%
Research Properties	5,794	2	1.24%	5,045	4	1.46%
BM Ventures LLC	5,724	3	1.22%	4,735	6	1.37%
Mercy Housing California 80 LP	3,999	4	0.85%	-	-	-
Randall Kent Douglas	3,175	5	0.68%	-	-	-
Ramon Canyon Associates LP	3,151	6	0.67%	-	-	-
John A/Leta K Nichols 1994 Rev Trst	3,051	7	0.65%	2,657	8	0.77%
Reg Real Estate/Investments CA LLC	2,821	8	0.60%	-	-	-
4555 Carmichael LLC	2,555	9	0.54%	-	-	-
US Rentals Inc	2,464	10	0.53%	-	-	-
North Avenue Apartments	-	-	-	8,455	1	2.44%
Village Park Housing Association	-	-	-	5,363	3	1.55%
Norwood Housing Associates LP	-	-	-	5,012	5	1.45%
Woodhaven Senior Residences	-	-	-	4,256	7	1.23%
Lundbom Family Trust	-	-	-	2,392	9	0.69%
Del Paso Housing Associates	-	-	-	2,474	10	0.71%
Sub Total	39,450		8.41%	46,237		13.35%
All Other Taxpayers	429,628		91.59%	300,006		86.65%
Total	\$ 469,078		100.00%	\$ 346,243		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Alkali Flat**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Efren R Cota LTD	\$ 22,577	1	9.90%	\$ -	-	-
Hearst-Argyle Stations Inc	18,453	2	8.09%	9,519	1	7.38%
GMA Investors LP	8,350	3	3.66%	7,271	2	5.64%
Realty Advisors Inc	7,938	4	3.48%	6,911	3	5.36%
J Squared Revocable Trust	3,484	5	1.53%	-	-	-
Blackpine City Flats LLC	3,131	6	1.37%	-	-	-
1001 G State Rehabilitation Limited Partnership	2,971	7	1.30%	-	-	-
1220 E State LLC	2,971	8	1.30%	-	-	-
520 Ninth St	2,381	9	1.04%	2,073	10	1.61%
Ng-Yu Trust	2,244	10	0.98%	-	-	-
MND Creamery LLC	-	-	-	6,814	4	5.28%
Washington SHRWD II LP	-	-	-	5,567	5	4.32%
Boys and Girls Club	-	-	-	4,456	6	3.46%
Norman/Sara Evans 1990 Trust	-	-	-	4,291	7	3.33%
US Housing Partners II LP	-	-	-	3,957	8	3.07%
James Fortino Trust/Court on G Inc.	-	-	-	2,227	9	1.73%
Sub Total	74,500		32.67%	53,086		41.16%
All Other Taxpayers	153,534		67.33%	75,878		58.84%
Total	\$ 228,034		100.00%	\$ 128,964		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Oak Park**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Regents University CA	\$ 22,889	1	2.86%	\$ -	-	-
Christian Brothers High School of Sacramento Inc	21,545	2	2.69%	-	-	-
Rainbow Baking Co of Sac Valley (BBU INC)	11,600	3	1.45%	14,619	2	2.11%
University of the Pacific	9,973	4	1.24%	-	-	-
Great Chi Investment LLC	6,138	5	0.77%	-	-	-
Broadway/Stockton Food Source Inv LLC	5,667	6	0.71%	5,139	5	0.74%
Crestwood-Medical Center Hospital	4,767	7	0.60%	4,141	7	0.60%
Security Public Storage - Sacramento	4,125	8	0.51%	3,520	8	0.51%
Edmar Invs LLC (Walgreens)	3,512	9	0.44%	3,058	9	0.44%
University of the Pacific	3,373	10	0.42%	-	-	-
Glassrock Partnership	-	-	-	19,824	1	2.87%
GCCFC 2005 GG5 Y Street Limited Partnership	-	-	-	9,904	3	1.43%
Ticon III LP/Douglas Brown	-	-	-	5,804	4	0.84%
Donald/Virginia Compton Family Trust	-	-	-	4,381	6	0.63%
Campbell Taggart Baking Company	-	-	-	2,121	10	0.31%
Sub Total	93,589		11.68%	72,511		10.48%
All Other Taxpayers	707,505		88.32%	619,234		89.52%
Total	\$ 801,094		100.00%	\$ 691,745		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - River District**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
California Almond Growers Exchange	\$ 99,132	1	20.88%	\$ 27,845	2	7.29%
Grove River District LLC	37,559	2	7.91%	7,680	7	2.01%
Scannell Properties 310 LLC	14,535	3	3.06%	-	-	-
Township Nine Ave LLC	9,809	4	2.07%	-	-	-
444 N3	7,744	5	1.63%	-	-	-
DFN LLC	7,036	6	1.48%	-	-	-
Detmer Family Limited Partnership	6,866	7	1.45%	-	-	-
Sandman Property LLC	6,464	8	1.36%	-	-	-
JMDH Real Estate Sacramento LLC	6,395	9	1.35%	-	-	-
American Rivers Invs Incorporated	6,250	10	1.32%	-	-	-
Grove Investment Company	-	-	-	30,188	1	7.90%
RECP HAW Sacramento LLC	-	-	-	18,007	3	4.71%
Mendell Allan/ETAL	-	-	-	12,547	4	3.28%
BRE/LQ Props LLC	-	-	-	10,415	5	2.73%
Capitol Station 65 LLC	-	-	-	9,229	6	2.42%
HKM	-	-	-	7,032	8	1.84%
Bank of America	-	-	-	6,118	9	1.60%
Dos Rios Venture	-	-	-	5,965	10	1.56%
Sub Total	201,790		42.49%	135,026		35.35%
All Other Taxpayers	273,068		57.51%	246,984		64.65%
Total	\$ 474,858		100.00%	\$ 382,010		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - North Sacramento**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Seven Up Bottling Company of San Francisco	\$ 39,363	1	5.78%	\$ 9,549	6	1.78%
Price Company	26,313	2	3.86%	17,747	2	3.32%
Omninet Sacramento Jardinette LLC	16,908	3	2.48%	-	-	-
Sacramento Healthcare Investors LP	15,939	4	2.34%	-	-	-
McCuen Acoma Street Investors	13,035	5	1.91%	11,350	5	2.12%
Roseville Life Properties	11,098	6	1.63%	-	-	-
SSCA 1300 El Camino Ave LLC	9,103	7	1.34%	-	-	-
Plaza Ave Apartments LLC	7,612	8	1.12%	-	-	-
Recreational Equipment Inc	7,365	9	1.08%	-	-	-
Sent Expo Pointe LLC	7,200	10	1.06%	8,483	7	1.58%
PD Hotel Associates LLC	-	-	-	21,309	1	3.98%
JB Management LP	-	-	-	28,981	3	5.41%
North Sacramento Land Company	-	-	-	12,007	4	2.24%
HOF Financial I LLC	-	-	-	7,866	8	1.47%
Dos Robles Limited Partnership	-	-	-	7,076	9	1.32%
2006 Tcherkoyan Family Trust	-	-	-	7,065	10	1.32%
Sub Total	153,936		22.60%	131,433		24.56%
All Other Taxpayers	527,139		77.40%	403,791		75.44%
Total	\$ 681,075		100.00%	\$ 535,224		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Franklin Boulevard**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
6200 Franklin LLC	\$ 20,556	1	3.34%	\$ -	-	-
United States Cold Storage Calif	10,355	2	1.68%	7,971	4	1.56%
Hillside Apartments LLC	8,015	3	1.30%	-	-	-
Sacramento Children's Home (Garfield Beach CVS LLC)	7,835	4	1.27%	5,291	7	1.03%
Greystone Place Invs LLC	7,269	5	1.18%	-	-	-
ARB Invs	7,163	6	1.16%	-	-	-
Rosedown Associates LLC	6,551	7	1.06%	7,556	6	1.48%
ABF Freight System Inc	4,927	8	0.80%	-	-	-
Extra Space Properties Two LLC	4,725	9	0.77%	7,772	5	1.52%
Campus Plaza Associates	4,724	10	0.77%	-	-	-
Campbell Soup	-	-	-	38,175	1	7.46%
Western Village LP	-	-	-	13,150	2	2.57%
Preservation Southpointe LLP	-	-	-	10,406	3	2.03%
TESCO Controls Inc.	-	-	-	4,739	8	0.93%
Sei/PSP Vi Joint Ventures	-	-	-	4,024	9	0.79%
Bowling Green Associates	-	-	-	3,899	10	0.76%
Sub Total	82,120		13.35%	102,983		20.14%
All Other Taxpayers	533,051		86.65%	408,410		79.86%
Total	\$ 615,171		100.00%	\$ 511,393		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Stockton Boulevard**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Stockton Plaza Partners LLC	\$ 14,661	1	2.87%	\$ 11,909	4	2.82%
EKG Investors LLC	14,260	2	2.79%	13,602	1	3.22%
Sustained Invs LLC	10,877	3	2.13%	-	-	-
ESP 135 LLC	9,333	4	1.83%	-	-	-
John M/Nancy M Kehriotis Living Trust	8,326	5	1.63%	7,250	7	1.72%
NT Stockton Invs LLC	7,940	6	1.55%	6,659	9	1.58%
Long Sight Properties LLC	6,643	7	1.30%	-	-	-
Brittany Arms LLC	6,373	8	1.25%	5,549	10	1.31%
Monument Properties Sacramento LLC	6,319	9	1.24%	-	-	-
Little Saigon Plaza Sacramento	6,049	10	1.18%	-	-	-
BE Saigon Plaza LLC	-	-	-	17,505	2	4.14%
Lemon Hill Housing Associates LP	-	-	-	16,146	3	3.82%
Sommerset Place Limited Partnership	-	-	-	9,667	5	2.29%
Gonzalez Jaime/Gloria	-	-	-	9,248	6	2.19%
Shiloh Arms LTD	-	-	-	6,851	8	1.62%
Sub Total	90,781		17.78%	104,386		24.69%
All Other Taxpayers	419,861		82.22%	318,320		75.31%
Total	\$ 510,642		100.00%	\$ 422,706		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Army Depot**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Watt Elder Creek Holdings LLC	\$ 12,600	1	1.43%	\$ -	-	-
Elder Crk Transf/Recov Inc (Allied Waste Indus Inc)	11,287	2	1.28%	9,958	2	1.19%
Pitalo John E	4,958	3	0.56%	-	-	-
Power Inn Business Park LLC	4,793	4	0.54%	-	-	-
Younger Creek Management LLC	3,381	5	0.38%	-	-	-
PW Fund B LP	3,309	6	0.38%	-	-	-
AVJOG Sacramento LLC	2,780	7	0.32%	-	-	-
3RE2 LLC	2,463	8	0.28%	-	-	-
Preet LLC	2,460	9	0.28%	-	-	-
Fedex Ground Package System Inc	2,428	10	0.28%	-	-	-
R/G Hayward LLC	-	-	-	15,612	1	1.86%
Ballantyne Diana S/Mark C/Jan W Leo	-	-	-	7,829	3	0.93%
Engineered Polymer Solutions	-	-	-	7,704	4	0.92%
California Emergency Foodlink	-	-	-	7,229	5	0.86%
C/S Logistics Sacramento/TRA	-	-	-	6,991	6	0.83%
Buzz Oates LLC	-	-	-	6,504	7	0.77%
Kennedy Estates Housing Associates	-	-	-	6,444	8	0.77%
A/W Investments LLC	-	-	-	5,752	9	0.68%
Teichert Land Company	-	-	-	5,609	10	0.67%
Sub Total	50,459		5.74%	79,632		9.48%
All Other Taxpayers	829,076		94.26%	760,135		90.52%
Total	\$ 879,535		100.00%	\$ 839,767		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.



**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - 65th Street**  
**Current Fiscal Year and Nine Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
NB Element DST	\$ 83,523	1	15.65%	\$ -	-	-
AMCAL Sacramento LLC	80,316	2	15.05%	-	-	-
SSC Sacramento Apartments LLC	73,868	3	13.84%	-	-	-
Nancy C Cleavinger Revocable Trust (65th and Folsom)	30,304	4	5.68%	-	-	-
Target Corporation	28,123	5	5.27%	15,171	3	5.22%
Jackson IV LLC	17,079	6	3.20%	-	-	-
65th St Village LLC (65th & Folsom LP)	11,777	7	2.21%	10,222	4	3.52%
CPCA 7716 Folsom Blvd LLC	11,049	8	2.07%	-	-	-
Academy on 65th State Owner LLC	11,042	9	2.07%	-	-	-
Atlas Disposal Industries LLC	6,494	10	1.22%	-	-	-
Valeo Sacramento	-	-	-	36,226	1	12.47%
Sally R Davis Trust	-	-	-	26,468	2	9.11%
Farming Company Folsom Blvd LLC Etal	-	-	-	10,144	5	3.49%
Dimension Properties LLC	-	-	-	5,560	6	1.91%
7301 14th Ave LLC	-	-	-	4,965	7	1.71%
Kenneth/Susan Cathchot Family 2005 Revocable Trust	-	-	-	4,907	8	1.69%
American River Self Storage LP	-	-	-	4,550	9	1.57%
2800 Pico Associates LLC	-	-	-	4,061	10	1.40%
Sub Total	353,575		66.27%	122,274		42.10%
All Other Taxpayers	180,001		33.73%	168,150		57.90%
Total	\$ 533,576		100.00%	\$ 290,424		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Principal Property Taxpayers - Railyards**  
**Current Fiscal Year and Six Years Ago**  
(in thousands)

Assessee	2019			2010		
	Taxable Value <sup>(1)</sup>	Rank	Percentage of Total Taxable Value <sup>(2)</sup>	Taxable Value	Rank	Percentage of Total Taxable Value
Downtown Railyard Venture LLC	\$ 17,323	1	24.23%	\$ -	-	-
Pac West Office Equities Limited Partnership	14,800	2	20.70%	-	-	-
1238 Sutter Street LLC	7,699	3	10.77%	-	-	-
Sutter HOJ LP	5,046	4	7.06%	-	-	-
Sacramento Co Emp Credit Union	4,682	5	6.55%	3,787	5	3.96%
PDRA/Company LLC	4,083	6	5.71%	3,556	6	3.72%
PLF Bldg LLC	3,846	7	5.38%	-	-	-
Strumwasser Michael J	3,376	8	4.72%	2,939	7	3.08%
Bowman/Bay Building Joint Venture	2,442	9	3.42%	2,126	8	2.23%
Kaiser Foundation Hosps	1,872	10	2.62%	-	-	-
IA Sacramento Development LLC	-	-	-	46,833	1	49.02%
CCAA Partners LLC/Bruce W. Bell/Etal	-	-	-	14,906	2	15.60%
New Baytree LLC	-	-	-	9,046	3	9.47%
REA Limited Partnership	-	-	-	5,406	4	5.66%
CNPA Services Inc	-	-	-	1,598	9	1.67%
John Morgan/Nelly B Patino/Eddie Cuevas	-	-	-	1,564	10	1.64%
Sub Total	65,169		91.15%	91,761		96.05%
All Other Taxpayers	6,326		8.85%	3,775		3.95%
Total	\$ 71,495		100.00%	\$ 95,536		100.00%

Notes: (1) Based on ownership of locally-assessed secured and unsecured real property net of exemptions.  
(2) Based on total adjusted 2018-19 Project Area total taxable value.

Exhibit C

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**  
**Merged Downtown**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
WIP 800 J LOFTS LIMITED PARTNERSHIP	\$ 60,630	\$ 48,000	\$ (12,630)	4.22%
WIP 800 J LOFTS LIMITED PARTNERSHIP	59,441	17,831	(41,610)	13.89%
400 R STREET OWNER	24,200	12,100	(12,100)	4.04%
1800 3RD STREET OWNER LLC	15,585	7,790	(7,795)	2.60%
1800 3RD STREET OWNER LLC	15,585	7,793	(7,792)	2.60%
400 R STREET OWNER	13,200	6,600	(6,600)	2.20%
1801 3RD STREET (SACRAMENTO) OWNER LLC	10,630	811	(9,819)	3.28%
1801 3RD STREET (SACRAMENTO) OWNER LLC	10,630	5,315	(5,315)	1.77%
500 R STREET (SACRAMENTO) OWNER LLC	9,100	4,550	(4,550)	1.52%
500 R STREET (SACRAMENTO) OWNER LLC	9,100	901	(8,199)	2.74%
Sub Total	228,101	111,691	(116,410)	38.86%
All Other Taxpayers	71,441	-	-	-
Total	<u>\$ 299,542</u>	<u>\$ 111,691</u>	<u>\$ (116,410)</u>	<u>38.86%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.  
(2) Information for prior years is not readily available and is not statistically significant.  
(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction <sup>(1) (2)</sup>**  
**Del Paso Heights**  
**As of June 30, 2019**  
 (in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
MONA SUE AYERS	\$ 120	\$ 52	\$ (68)	56.67%
Sub Total	120	52	(68)	56.67%
All Other Taxpayers	-	-	-	-
<b>Total</b>	<b>\$ 120</b>	<b>\$ 52</b>	<b>\$ (68)</b>	<b>56.67%</b>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Alkali Flat**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
HEARST-ARGYLE STATIONS	\$ 16,072	\$ 5,661	\$ (10,411)	63.30%
HEARST-ARGYLE STATIONS	376	287	(89)	0.54%
Sub Total	16,448	5,948	(10,500)	63.84%
All Other Taxpayers	-	-	-	-
<b>Total</b>	<b>\$ 16,448</b>	<b>\$ 5,948</b>	<b>\$ (10,500)</b>	<b>63.84%</b>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Oak Park**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
WALGREEN CO	\$ 176	\$ 95	\$ (81)	23.75%
WALGREEN CO	165	88	(77)	22.58%
Sub Total	341	183	(158)	46.33%
All Other Taxpayers	-	-	-	-
<b>Total</b>	<b>\$ 341</b>	<b>\$ 183</b>	<b>\$ (158)</b>	<b>46.33%</b>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**River District**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value</b> <sup>(3)</sup>	<b>Assessee's Value</b> <sup>(3)</sup>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
JMDH REAL ESTATE SACRAMENTO LLC	\$ 6,270	\$ 3,135	\$ (3,135)	26.36%
ZIMMER US INC	3,116	1,386	(1,730)	14.55%
ZIMMER US INC	2,508	875	(1,633)	13.73%
Sub Total	11,894	5,396	(6,498)	54.63%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 11,894</u>	<u>\$ 5,396</u>	<u>\$ (6,498)</u>	<u>54.63%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**North Sacramento**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
SAM ALKAKOS	\$ 3,540	\$ 2,123	\$ (1,417)	35.59%
WALGREEN CO	232	120	(112)	2.81%
WALGREEN CO	209	102	(107)	2.69%
Sub Total	3,981	2,345	(1,636)	41.10%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 3,981</u>	<u>\$ 2,345</u>	<u>\$ (1,636)</u>	<u>41.10%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.



**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Franklin Boulevard**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
6200 FRANKLIN LLC	\$ 20,153	\$ 10,077	\$ (10,076)	12.43%
6200 FRANKLIN LLC	19,318	14,875	(4,443)	5.48%
6200 FRANKLIN LLC	18,427	14,875	(3,552)	4.38%
CVS CAREMARK CORP/CHERYL	7,682	3,840	(3,842)	4.74%
MACY'S WEST STORES	6,533	3,023	(3,510)	4.33%
MACY'S WEST STORES	6,334	5,153	(1,181)	1.46%
OREILLY AUTO PARTS	2,417	1,208	(1,209)	1.49%
MELISSA ANN GEORGE	193	130	(63)	0.08%
Sub Total	81,057	53,181	(27,876)	34.39%
All Other Taxpayers	-	-	-	-
<b>Total</b>	<b>\$ 81,057</b>	<b>\$ 53,181</b>	<b>\$ (27,876)</b>	<b>34.39%</b>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Stockton Boulevard**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
EKG INVESTORS LLC	\$ 4,160	\$ 3,500	\$ (660)	3.43%
EKG INVESTORS LLC	3,463	2,950	(513)	2.66%
EKG INVESTORS LLC	3,370	2,950	(420)	2.18%
EKG INVESTORS LLC	2,930	2,000	(930)	4.83%
EKG INVESTORS LLC	2,230	1,875	(355)	1.84%
EKG INVESTORS LLC	1,570	995	(575)	2.98%
H/S ENERGY LLC	1,540	920	(620)	3.22%
Sub Total	19,263	15,190	(4,073)	21.14%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 19,263</u>	<u>\$ 15,190</u>	<u>\$ (4,073)</u>	<u>21.14%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Army Depot**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
PW FUND B LP	\$ 16,639	\$ 8,320	\$ (8,319)	23.82%
PW FUND B LP	8,730	4,365	(4,365)	12.50%
SOUTHDOWN CALIF CEMENT, LLC DBA CEM	5,896	1,000	(4,896)	14.02%
PW FUND B LP	2,453	1,226	(1,227)	3.51%
RICHARD N REESE FAMILY LLC	1,141	780	(361)	1.03%
CBIP LLC	66	31	(35)	0.10%
Sub Total	34,925	15,722	(19,203)	54.98%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 34,925</u>	<u>\$ 15,722</u>	<u>\$ (19,203)</u>	<u>54.98%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**65th Street**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
TARGET CORPORATION	\$ 27,962	\$ 26,632	\$ (1,330)	3.28%
ACADEMY ON 65TH STATE OWNER LLC	4,075	408	(3,667)	9.05%
ACADEMY ON 65TH STREET OWNER LLC	4,075	408	(3,667)	9.05%
7400 14TH LLC	2,227	1,447	(780)	1.93%
DORRIS LUMBER/MOULding COMPANY	2,162	20	(2,142)	5.29%
Sub Total	40,501	28,915	(11,586)	28.61%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 40,501</u>	<u>\$ 28,915</u>	<u>\$ (11,586)</u>	<u>28.61%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**City of Sacramento**  
**Successor Agency Trust Fund**  
**Top 10 Parcels Appealing Assessed Valuation - At Risk of Reduction** <sup>(1) (2)</sup>  
**Railyards**  
**As of June 30, 2019**  
(in thousands)

<b>Assessee</b>	<b>Taxable Value <sup>(3)</sup></b>	<b>Assessee's Value <sup>(3)</sup></b>	<b>Value Difference</b>	<b>Percentage of Total Taxable Value</b>
SIMS METAL MGMT	\$ 1,243	\$ 622	\$ (621)	29.07%
SIMS METAL MGMT	893	446	(447)	20.93%
Sub Total	2,136	1,068	(1,068)	50.00%
All Other Taxpayers	-	-	-	-
Total	<u>\$ 2,136</u>	<u>\$ 1,068</u>	<u>\$ (1,068)</u>	<u>50.00%</u>

Notes: (1) These are outstanding appeals; there is no estimate of outcome.

(2) Information for prior years is not readily available and is not statistically significant.

(3) Based on Assessor's report "At-Risk Assessed Valuation Through Appeals Process" as of July 1, 2019.

**SACRAMENTO COUNTY  
DEPARTMENT OF FINANCE  
AUDITOR-CONTROLLER DIVISION  
2019-2020 EQUALIZED ASSESSED VALUATION**

INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
0000	COUNTY WIDE 1%	165,271,389,054	1,509,291,085	30,949,128	6,348,238,909	144,430
0001	UTILITY 1 PERCENT	2,230,014	-	1,497,024,692	-	-
0002	UTILITY DEBT SVC	2,230,014	-	1,544,477,958	-	-
0003	UTILITY - RAILROAD 1%	-	-	47,453,266	-	-
1001	ARCOHE UNION ELEMENTARY	792,102,115	5,662,370	655,820	10,863,336	-
1025	CENTER UNIFIED	2,048,779,587	25,606,000	-	16,121,342	-
1075	ELVERTA JT ELEMENTARY	280,145,047	3,262,842	-	1,661,026	-
1081	ELVERTA JT ELEM GOB 2002	280,145,047	3,262,842	-	1,661,026	-
1101	GALT JOINT UNION ELEM	2,795,369,166	30,792,906	516,019	47,942,023	-
1102	GALT JT ELEM GOB	2,795,369,166	30,792,906	516,019	47,942,023	-
1150	NATOMAS UNIF SCHOOL DIST	10,329,980,048	68,760,091	-	1,092,958,296	7,000
1225	ROBLA ELEMENTARY	2,242,155,489	15,107,817	66,430	622,674,534	-
1250	RIVER DELTA UNIFIED	795,046,356	4,190,599	34,473	117,147,877	137,430
1252	RIVER DELTA SFID #1	415,436,028	1,966,540	19,400	71,410,871	130,788
1255	RIVER DELTA SFID #2	379,610,328	2,224,059	15,073	45,737,006	6,642
1275	GALT JOINT UNION HIGH	3,587,471,281	36,455,276	1,171,839	58,805,359	-
1280	GALT JT HIGH GOB	3,587,471,281	36,455,276	1,171,839	58,805,359	-
1309	GRANT JT HIGH GOB	13,766,147,928	148,176,914	3,850,598	1,165,081,282	-
1325	LOS RIOS COLLEGE	157,358,811,020	1,422,562,269	29,757,889	6,194,628,432	13,642
1350	ELK GROVE UNIFIED	37,446,892,985	341,774,488	2,180,726	810,447,089	-
1375	FOLSOM CORDOVA UNIFIED	21,348,172,670	143,362,725	16,396,794	1,002,149,757	-
1401	SACRAMENTO CITY UNIFIED	36,759,308,491	324,427,083	5,334,879	1,403,666,196	-
1425	SAN JUAN UNIFIED	37,324,195,574	393,920,909	1,979,819	671,075,497	-
1440	TWIN RIVERS UNIFIED	13,766,147,928	148,176,914	3,850,598	1,165,081,282	-
1441	TWIN RIVERS ELEM GOB	11,243,847,392	129,806,255	3,784,168	540,745,722	-

**2019-2020 EQUALIZED ASSESSED VALUATION**

INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
1442	TWIN RIVERS UNIF GOB	13,766,147,928	148,176,914	3,850,598	1,165,081,282	-
1450	TWIN RIVERS SFID	9,802,812,629	112,451,854	3,784,168	500,808,163	-
1458	COUNTY WIDE EQUALIZATION	140,169,757,198	1,262,715,571	29,035,034	5,717,691,022	144,430
1459	EQUALIZATION GALT	10,980,154,888	76,728,407	-	1,131,420,872	7,000
1461	EQUALIZATION GRANT	14,878,295,733	97,450,150	413,494	1,935,478,448	7,000
2855	COUNTY SERVICE AREA NO 6	100,293,595,544	942,223,501	26,600,480	4,503,060,464	7,000
2860	COUNTY SERVICE AREA 11	25,254,404,857	282,893,485	16,133,430	1,609,990,637	-
3012	COURTLAND SANITATION DIST	16,574,362	231,000	-	968,357	-
3013	COUNTY SERVICE AREA 1	31,112,304,562	324,629,585	17,788,314	2,301,718,111	137,430
3021	ARDEN PARK VISTA WATER MD	1,748,960,445	13,361,600	-	28,568,129	-
3024	VALLEY HI GREENS	43,665,388	565,600	-	133,109	-
3027	METRO STORM DRAIN MAINT	127,539,413,810	1,161,711,392	29,465,395	4,940,625,306	144,430
3037	ELK-GROVE METRO STORM	20,984,012,173	186,464,085	1,221,998	287,077,911	-
3038	CITRUS HGTS METRO STORM	7,253,161,431	92,391,602	-	129,920,746	-
3039	RANCHO CORDOVA MTR STORM	8,783,792,165	68,724,006	261,735	489,202,076	-
3040	NORTHGATE 880 WATER DIST	17,413,601	-	-	265,237	-
3053	SAC COUNTY WATER ZONE12D	736,091,072	8,495,200	-	9,085,277	-
3210	SAC COUNTY WATER ZONE 40	3,126,405,013	31,098,962	-	25,202,086	-
4000	MCCLELLAN AFB RDA	380,410,946	-	-	194,304,310	-
4001	MCCLELLAN WATT RDA	343,905,800	-	-	49,550,572	-
4010	SACRAMENTO ARMY DEP RDA	424,464,995	-	990,977	91,769,807	-
4013	SACTO ARMY DEP 05 ANNEX	891,722,068	13,385,400	45,738	41,005,193	-
4030	MATHER A/F BASE RDA	545,146,808	5,030,200	347,064	195,114,810	-
4040	NORTH SACRAMENTO REDEV	684,588,483	3,271,953	719,114	50,625,349	-
4050	65TH STREET REDEV	532,349,194	110,431	93,870	22,321,353	-
4060	FRANKLIN BLVD REDEV	612,916,432	4,603,200	-	36,098,203	-
4065	FLORIN ROAD RDA	239,195,220	112,000	-	13,281,681	-

**2019-2020 EQUALIZED ASSESSED VALUATION**

INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
4070	STOCKTON BLVD REDEV	515,154,449	4,487,907	-	19,757,643	-
4080	AUBURN BLVD REDEV	129,344,088	28,889	-	8,247,747	-
4091	RIVER DISTRICT RDA	346,346,531	112,000	2,752,153	33,817,397	-
4092	RIVER DISTRICT 98 ANN	128,861,409	238,000	-	1,553,361	-
4120	MERG DWNTWN - RDA2A	707,967,006	245,000	-	41,788,654	-
4125	MERG DWNTWN - RDA3 MALL	457,473,699	28,000	-	16,272,151	-
4130	MERG DWNTWN - RDA8 CENTR	2,177,814,208	21,000	-	55,726,854	-
4134	MERG DWNTWN RDA4 CAP MLL	511,848,522	390,600	-	53,260,797	-
4135	MERG DWNTWN RDA4A RIVER	90,352	-	7,299	2,571,079	-
4140	RDA 5 DEL PASO HGTS	475,506,450	6,220,200	200	23,390,272	-
4150	RDA 6 ALKALI FLAT	228,634,995	600,600	-	3,582,243	-
4160	RDA 7 OAK PARK	796,278,872	9,035,574	-	23,270,861	-
4165	RAILYARD RDA	71,495,496	-	-	13,939,730	-
5706	COUNTY LIBRARY	97,794,030,331	971,771,973	21,610,201	4,168,832,774	137,430
5707	COUNTY ROADS	58,552,925,044	585,467,948	19,769,188	3,270,103,862	137,430
5910	COUNTY GENERAL	165,271,389,054	1,509,291,085	30,949,128	6,348,238,909	144,430
6032	ELK GROVE UNIFIED-CFD#1	37,446,892,985	341,774,488	2,180,726	810,447,089	-
6491	CO SERVICE AREA 4B	1,389,653,776	9,538,074	444,380	40,848,148	-
6492	CO SERVICE AREA 4 ZONE C	733,243,867	3,565,151	34,473	114,709,945	137,430
6493	CO SERVICE AREA 4D-GALT	1,361,823,921	10,319,953	780,399	16,157,049	-
6494	DEL NORTE OAKS PARK MAINT	10,599,356	168,000	-	46,832	-
7000	SAN JOAQUIN DELTA COMM	3,998,404,313	38,505,816	1,191,239	126,702,921	130,788
7001	SAN JOAQUIN DELTA GOB	3,998,404,313	38,505,816	1,191,239	126,702,921	130,788
9201	ELK GROVE COSUMNES CMTRY	30,598,676,664	276,913,598	2,523,399	594,544,716	-
9202	FAIR OAK CEMETERY	29,525,859,624	281,548,665	16,099,599	862,823,841	-
9205	GALT ARNO CEMETERY	3,569,312,478	36,427,276	1,171,839	58,936,149	-
9206	SYLVAN CEMETERY	23,700,898,334	278,515,252	1,776,500	1,959,479,904	-



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		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
9212	SACRAMENTO METRO FIRE	68,202,935,498	715,091,020	18,374,984	2,225,667,749	-
9217	COURTLAND FIRE	215,406,526	922,059	15,073	6,400,106	-
9219	DELTA FIRE	91,844,046	292,467	-	9,475,719	63,000
9220	COSUMNES CSD - FIRE	21,274,570,931	187,327,077	1,570,623	323,908,080	-
9225	COSUMNES CSD - GALT	2,768,814,429	30,449,493	425,460	51,470,433	-
9227	HERALD FIRE	569,055,667	4,013,583	489,526	5,727,692	-
9228	RIVER DELTA FIRE	195,815,050	893,625	-	53,994,227	67,788
9229	NATOMAS FIRE	1,547,516,384	987,000	-	1,390,936,159	-
9231	PACIFIC FRUITRIDGE FIRE	1,526,395,190	19,893,210	-	51,049,617	-
9235	WALNUT GROVE FIRE	281,009,799	1,597,000	33,302	46,372,037	6,642
9236	WILTON FIRE	1,143,813,202	9,923,591	701,233	6,855,328	-
9331	ARDEN MANOR PARK	896,798,190	7,316,400	203,319	20,509,115	-
9332	ORANGEVALE PARK	3,550,949,854	45,689,757	-	29,967,070	-
9334	ARDEN PARK	852,463,620	9,020,200	-	3,460,617	-
9336	MISSION OAKS PARK	7,422,842,501	67,583,600	-	125,231,701	-
9337	CARMICHAEL PARK	4,568,699,549	51,066,400	-	58,441,457	-
9338	SUNRISE PARK	13,234,157,289	164,369,673	1,776,500	215,948,570	-
9339	ARCADE CREEK PARK	1,866,504,288	17,231,453	-	52,067,295	-
9340	COSUMNES CSD - PARK	21,274,570,931	187,327,077	1,570,623	323,908,080	-
9341	FAIR OAKS PARK	4,697,681,012	50,265,600	-	41,185,143	-
9342	FULTON ELCAMINO PARK	2,870,231,845	21,299,689	-	158,512,481	-
9345	RIO LINDA-ELVERTA PARK	2,712,691,385	25,085,602	-	507,796,286	-
9346	NORTH HIGHLANDS PARK	2,793,876,500	36,590,508	-	246,236,928	-
9347	CORDOVA PARK	14,527,502,285	126,605,369	16,243,344	1,045,097,513	-
9348	SOUTHGATE PARK	9,366,629,721	101,902,696	151,821	249,357,230	-
9349	FAIR OAKS REC PARK GOB19	4,697,681,012	50,265,600	-	-	-
9356	COSUMNES CSD MAINT 1	4,684,796,353	45,628,800	5,775	73,440,838	-

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INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
9385	RIO LINDA-ELVERTA WATER	1,397,940,920	20,495,002	-	24,827,366	-
9394	SLOUGHHOUSE RES CONSERVN	3,951,751,029	28,750,019	1,358,759	62,280,472	-
9477	CITY OF RANCHO CORDOVA	8,783,792,165	68,724,006	261,735	489,202,076	-
9478	RANCHO CORDOVA ROAD	8,211,948,435	68,724,006	227,575	410,426,007	-
9480	RANCHO CORDOVA RDA	-	-	-	81,960,110	-
9502	SMR EDUCATION	19,482,916,638	160,175,549	1,238,469	1,851,897,921	7,000
9503	PHYS HANDICAPPED ELEM	19,936,035,181	164,444,149	1,238,469	1,854,330,257	7,000
9504	JUVENILE HALL	164,852,378,172	1,503,984,125	30,949,128	6,336,217,903	144,430
9505	REGIONAL OCCUPATN CENTER	164,529,524,375	1,500,850,884	30,949,128	6,328,332,775	144,430
9506	PHYS HANDICAPPED UNIFIED	38,425,505,021	347,689,887	2,215,199	937,213,582	137,430
9508	INFANT DEV PHYSICAL HDCP	162,848,212,884	1,480,332,525	30,949,128	6,303,846,684	144,430
9509	INFANT DEV MENTALLY HDCP	162,678,010,615	1,478,555,884	30,949,128	6,319,114,600	144,430
9511	CENTER CSBA	2,048,779,587	25,606,000	-	16,121,342	-
9513	ELVERTA CSBA	280,145,047	3,262,842	-	1,661,026	-
9516	ROBLA CSBA	2,242,155,489	15,107,817	66,430	622,674,534	-
9517	NATOMAS UNION CSBA	10,226,444,784	67,731,091	-	1,092,845,233	7,000
9518	ARCOHE CSBA	766,261,977	5,585,370	655,820	10,834,969	-
9519	GALT ELEM CSBA	2,821,209,304	30,869,906	516,019	47,970,390	-
9520	GRANT UNION CSBA	69,224,547	420,000	-	2,373,923	-
9521	GALT HIGH CSBA	3,587,471,281	36,455,276	1,171,839	58,805,359	-
9523	RIVER DELTA CSBA	795,046,356	4,190,599	34,473	117,147,877	137,430
9524	NORTHRIDGE IMP 1	2,809,397,508	28,850,073	-	61,001,903	-
9525	NORTHRIDGE IMP 3	202,664,276	1,178,941	-	7,597,346	-
9526	NORTHRIDGE IMP 2	1,159,402,259	18,300,954	-	11,378,816	-
9527	NORTHRIDGE IMP 4	171,254,795	-	-	24,560,355	-
9528	CHILDRENS INSTITUTIONS	164,060,143,116	1,494,930,171	30,949,128	6,320,229,661	144,430
9529	SAC SUBURBAN WTR 5	39,899,118	679,000	-	279,728	-

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INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
9530	SACRAMENTO SUBURBAN WTR	11,849,424,722	124,736,083	-	423,418,989	-
9531	COUNTY SUPERINT ADMIN	5,489,661,483	46,706,217	544,890	217,937,122	-
9605	REGIONAL SANITATION	152,812,515,620	1,413,949,387	28,767,909	5,350,638,304	7,000
9606	SACRAMENTO AREA SEWER	109,209,181,415	1,061,705,128	21,575,692	4,476,320,153	13,642
9702	EL DORADO HILLS WATER	12,460,008	-	-	-	-
9703	EL DORADO FIRE	12,460,008	-	-	-	-
9714	SAN JUAN UNIF GOB	37,324,195,574	393,920,909	1,979,819	671,075,497	-
9735	CITY OF CITRUS HEIGHTS	7,253,161,431	92,391,602	-	129,920,746	-
9737	CAPITOL AREA REDEVELOPMT	387,233,729	985,600	-	24,484,560	-
9738	SACTO-YOLO PORT M&O	165,271,389,054	1,509,291,085	30,949,128	6,348,238,909	144,430
9739	R STREET RDA	280,653,402	82,600	-	9,726,177	-
9740	AMER RIVER FLOOD ZONE A	1,524,325,033	18,675,108	100	52,671,477	-
9740	AMER RIVER FLOOD ZONE C	19,414,538,942	115,527,799	6,122,821	605,599,996	-
9740	AMER RIVER FLOOD ZONE B	6,171,671,407	38,541,646	1,067,452	303,611,882	-
9741	OLD SACRAMENTO MISC MAIN	73,325,624	14,000	-	4,801,677	-
9742	MAINTENANCE AREA 9	18,815,942,665	210,994,164	397,620	450,076,530	-
9744	MAINTENANCE AREA 10	1,440,196,544	11,323,200	-	42,623,213	-
9745	RANCHO MURIETA CSD	1,127,937,714	11,330,200	-	10,629,968	-
9746	MAINTENANCE AREA 11	619,031,190	6,762,000	-	784,317	-
9748	EL DORADO IRRIGATION	12,460,008	-	-	-	-
9749	GALT IRRIGATION	900,242,096	7,854,553	614,259	8,792,982	-
9750	DEL PASO MANOR WATER	521,804,698	6,294,400	-	16,976,562	-
9752	FLORIN WATER	723,388,253	8,888,921	151,821	107,198,677	-
9753	CLAY WATER	16,060,171	53,790	-	760,255	-
9754	OMOCHUMNE HARTNELL WATER	600,733,317	3,549,316	240,478	20,948,861	-
9755	NORTH DELTA WATER	1,492,237,009	7,808,199	48,375	165,308,668	137,430
9756	SACTO-YOLO MOSQUITO	165,271,389,054	1,509,291,085	30,949,128	6,348,238,909	144,430

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INDEX	DISTRICT NAME	SECURED ROLL		STATE UTILITY ROLL	UNSECURED ROLL	
		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION		GROSS VALUES (net of Others Exemption)	HOMEOWNERS EXEMPTION
9757	CHINATOWN MALL MISC MAIN	59,262,453	-	-	341,659	-
9758	GALT RDA 2007 AMENDMENT	115,178,029	1,883,000	-	690,298	-
9759	SAN JUAN SUBURBAN WATER	15,287,128,714	170,691,224	-	192,383,854	-
9760	FOLSOM CITY	13,959,410,773	93,013,976	153,450	308,336,780	-
9761	FOLSOM REDEVELOPMENT	1,043,278,363	5,832,877	153,450	42,797,085	-
9762	CITY OF GALT	2,221,772,946	26,135,323	391,440	42,629,413	-
9763	GALT REDEVELOPMENT	423,243,020	2,816,923	391,440	22,434,761	-
9764	ISLETON CITY	60,424,373	625,448	-	2,437,932	-
9765	ISLETON REDEVELOPMENT	31,715,348	86,768	-	2,283,490	-
9768	SACRAMENTO CITY GEN	53,124,697,811	444,463,136	9,185,477	1,869,844,353	7,000
9769	DRY CREEK ELEM GOB	1,865,394,134	22,617,000	-	10,786,214	-
9771	DRY CREEK ELEMENTARY	1,865,394,134	22,617,000	-	10,786,214	-
9774	ROSEVILLE HIGH SCHOOL	1,865,394,134	22,617,000	-	10,786,214	-
9777	SIERRA JT COLL SFID	3,914,173,721	48,223,000	-	-	-
9778	SIERRA JR COMM COLLEGE	3,914,173,721	48,223,000	-	26,907,556	-
9779	DIST EQUALIZN-CENTER	2,048,779,587	25,606,000	-	16,121,342	-
9780	DIST EQUALIZN-DRY CREEK	1,865,394,134	22,617,000	-	10,786,214	-
9784	ROSEVILLE HIGH GOB	1,865,394,134	22,617,000	-	10,786,214	-
9790	CITY OF ELK GROVE	17,933,340,462	162,028,485	1,194,980	229,001,253	-
9791	CITY OF ELK GROVE-LAGUNA	2,930,698,893	23,373,000	27,018	57,839,049	-
9792	CITY OF ELK GROVE-FRANKL	119,972,818	1,062,600	-	237,609	-
9793	CITY OF FOLSOM SOUTH	393,431,380	42,000	-	1,225,002	-
9808	CENTER UNIF GOB	2,048,779,587	25,606,000	-	16,121,342	-
9843	NATOMAS UNIF GOB	10,329,980,048	68,760,091	-	1,092,958,296	7,000
9858	ROBLA ELEM GOB	2,242,155,489	15,107,817	66,430	622,674,534	-
9876	LOS RIOS COLL GOB	157,358,811,020	1,422,562,269	29,757,889	6,194,628,432	13,642
9894	ELK GROVE UNIF GOB	37,446,892,985	341,774,488	2,180,726	810,447,089	-

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9906	FOLSOM CORDOVA IMP 1	7,218,029,137	52,660,149	16,243,344	695,382,961	-
9910	FOLSOM CORDOVA IMP 2	13,907,956,947	90,702,576	153,450	247,205,290	-
9916	FOLSOM CORDOVA IMP 3	1,877,035,403	1,795,133	15,668,705	279,304,064	-
9921	FOLSOM CORDOVA IMP 4	5,823,264,649	50,914,016	227,575	422,251,310	-
9930	FOLSOM CORDOVA IMP 5	13,647,872,618	90,653,576	153,450	299,496,972	-
9948	SACTO UNIFIED GOB	36,759,308,491	324,427,083	5,334,879	1,403,666,196	-
9998	DEVELOP CENTER-HANDICAPPD	161,724,722,052	1,469,027,173	30,949,128	6,292,131,190	144,430

**SOURCES: EQUALIZED VALUES REPORTS TAXR6805 and PFHR6805**