

CITY OF ENCINITAS
Encinitas Ranch CFD #1
2020/21 Special Tax Rates for Residential Property

The chart below shows the Maximum Special Tax and the actual Special Tax levied for the 2020/21 tax year, with each property being levied at 64.7% of the respective Maximum Special Tax rate. The 2020/21 Special Tax rates reflect a 3.6% increase from the previous tax year, ranging from \$32 to \$157 per home.

Class	Property Description	2020/21 Maximum Special Tax	2020/21 Special Tax	2020/21 Increase per Household	2019/20 Special Tax
1	Single Family Homes Greater than 4,499 sq. ft.	\$7,062.42	\$4,567.12	\$157.48	\$4,409.64
2	Single Family Homes 4,000-4,499 sq. ft.	\$6,118.67	\$3,956.84	\$136.44	\$3,820.40
3	Single Family Homes 3,650-3,999 sq. ft.	\$5,536.90	\$3,580.60	\$123.46	\$3,457.14
4	Single Family Homes 3,350-3,649 sq. ft.	\$4,399.22	\$2,844.90	\$98.10	\$2,746.80
5	Single Family Homes 3,200-3,349 sq. ft.	\$4,237.07	\$2,740.02	\$94.48	\$2,645.54
6	Single Family Homes 3,050-3,199 sq. ft.	\$4,072.27	\$2,633.46	\$90.82	\$2,542.64
7	Single Family Homes 2,900-3,049 sq. ft.	\$3,708.10	\$2,397.96	\$82.68	\$2,315.28
8	Single Family Homes 2,750-2,899 sq. ft.	\$3,341.28	\$2,160.74	\$74.50	\$2,086.24
9	Single Family Homes 2,450-2,749 sq. ft.	\$3,171.16	\$2,050.74	\$70.72	\$1,980.02
10	Single Family Homes 2,150-2,449 sq. ft.	\$3,001.04	\$1,940.72	\$66.92	\$1,873.80
11	Single Family Homes 1,850-2,149 sq. ft.	\$2,830.92	\$1,830.70	\$63.12	\$1,767.58
12	Single Family Homes (built in 1997) 1,550-1,849 sq. ft.	\$2,609.53	\$1,687.52	\$58.18	\$1,629.34
12	Single Family Homes (built after 1997) 1,550-1,849 sq. ft.	\$2,658.14	\$1,718.98	\$59.28	\$1,659.70
13	Single Family Homes 1,250-1,549 sq. ft.	\$2,397.64	\$1,550.52	\$53.48	\$1,497.04
18	Attached Homes 1,250-1,549 sq. ft.	\$1,621.46	\$1,048.56	\$36.16	\$1,012.40
19	Attached Homes Less than 1,250 sq. ft.	\$1,448.68	\$936.84	\$32.30	\$904.54