

Phillips Ranch Assessment District - Commercial Assessment Information

Provided December 2, 2025 - Based on FY 25-26 Engineer's Report Data

Assessor's Parcel Number (APN)	Phillips Ranch Zone	*	Land Use	**	Acres	Landscape Assessment (\$)	Lighting Assessment (\$)	Total Assessment (\$)
8704038003	A		MFR		0.4458	283.81	-	283.81
8708001016	A		COM		10.99	6,996.56	-	6,996.56
8708001017	A		COM		1.74	1,107.74	-	1,107.74
8708001021	A		COM		1.1	700.29	-	700.29
8708001032	A		COM		0.8478	539.73	-	539.73
8708001038	A		COM		10.18	6,480.89	-	6,480.89
8708001039	A		COM		11.48	7,308.51	-	7,308.51
8708001040	A		COM		3.69	2,349.16	-	2,349.16
8708001042	A		COM		0.2374	151.14	-	151.14
8708001043	A		COM		0.2401	152.85	-	152.85
8708001044	A		COM		0.2294	146.04	-	146.04
8708001045	A		COM		0.2512	159.92	-	159.92
8708001046	A		COM		1.1786	750.33	-	750.33
8708001047	A		COM		1.1786	750.33	-	750.33
8708001048	A		COM		0.2395	152.47	-	152.47
8708001049	A		COM		0.2375	151.20	-	151.20
8708001050	A		COM		0.2507	159.60	-	159.60
8708001051	A		COM		0.2302	146.55	-	146.55
8708001052	A		COM		1.1119	707.87	-	707.87
8708001053	A		COM		1.115	709.84	-	709.84
8708026022	A		MFR		2.83	1,801.66	-	1,801.66
8708027001	A		COM		1.38	878.55	-	878.55
8708027004	A		COM		2.06	1,311.46	-	1,311.46
8708027007	A		COM		1.26	802.15	-	802.15
8708027008	A		COM		1.27	808.52	-	808.52
8708028005	A		IND		0.3595	228.87	-	228.87
8708028006	A		COM		0.9405	598.75	-	598.75
8708028010	A		COM		2.31	1,470.62	-	1,470.62
8708028011	A		COM		0.6933	441.38	-	441.38
8711022087	A		COM		0.2904	184.88	-	184.88
8711022088	A		COM		0.3	190.99	-	190.99
8708001055	A		COM		1.8	1,145.93	-	1,145.93
8708001056	A		COM		4.77	3,036.73	-	3,036.73
8708001057	A		COM		4.02	2,559.25	-	2,559.25
8704033097	B		COM		0.2643	168.26	24.44	192.70
8704033098	B		COM		0.329	209.45	30.28	239.73
8704033099	B		COM		0.3333	212.19	30.74	242.93
8704033100	B		COM		0.3485	221.87	32.12	253.99
8704033101	B		COM		0.2217	141.14	20.44	161.58
8704033102	B		COM		0.0357	22.73	15.37	38.10
8704047040	B		COM		0.2987	190.16	27.51	217.67
					<u>73.089</u>	<u>\$ 46,530.37</u>	<u>\$ 180.90</u>	<u>\$ 46,711.27</u>

NOTES

* Phillips Ranch Zone A is Landscaping and Zone B is Lighting.

**MFR - Multi-Family Residential (Excluding Apartments): Zone A - 3.2758 acres; Zone B - 1.8312 acres

COM - Commercial: Zone A - 67.6221 acres

IND - Industrial: Zone A - 0.3595 acres

Highlighted parcels are under review.