



## ATTACHMENT #4

# City of Indian Wells

## Drainage Maintenance Benefit Assessment District No. 1

2023/2024 ENGINEER'S REPORT

Intent Meeting: April 6, 2023

Public Hearing: May 18, 2023

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# ENGINEER'S REPORT AFFIDAVIT

## Drainage Maintenance Benefit Assessment District No. 1

City of Indian Wells

Riverside County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2023/2024, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Indian Wells

By: \_\_\_\_\_

Chonney Gano, Project Manager  
District Administration Services

By: \_\_\_\_\_

Tyrone Peter  
P.E. # C 81888

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## I. INTRODUCTION

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The City of Indian Wells (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Indian Wells Drainage Maintenance Benefit Assessment District No. 1 (the “District”). In Fiscal Year 2006/2007, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this Report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the “1982 Act”).

Pursuant to the 1982 Act, the City Council previously caused an Engineer’s Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer’s Report (the “Original Report”) described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (Public Hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “Article”). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2023/2024. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

The word “parcel” refers to an individual property assigned its own Assessment Number by the Riverside County Assessor’s Office. The Riverside County Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

## ***I. DESCRIPTION OF THE DISTRICT***

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### **A. DISTRICT BOUNDARY**

The District lies on the southeast corner of Cook Street and Highway 111. The legal description is specified as a portion of the Southwest one-quarter of Section 22, Township 6 South, Range 6 East, SBBM, being in the City of Indian Wells, County of Riverside, State of California; to be known as Tract No. 32880.

### **B. PLANS AND SPECIFICATIONS**

The drainage improvements for the District may be generally described as follows:

Installation, construction or maintenance of any authorized improvements under the 1982 Act, including, but not limited to, drainage improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

Plans and Specifications for the improvements for the District are voluminous and are not bound in this Report but by this reference are incorporated and made a part of this Report. The Plans and Specifications are on file in the office of the City Engineer where they are available for public inspection.

### **C. IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT**

The Article defines “maintenance and operation expenses” as “the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement”. The District funding includes, but is not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the drainage improvements benefiting the District parcels.

The location of the drywell improvements is as follows:

Two or more drywells located at the northeast corner of Desert Horizons Drive and Vista Del Ray Drive.

Maintenance shall include inspections, upkeep, and/or replacement of the pumps necessary to remove the surface nuisance water and to de-water the drywells. Inspection of the drywells, upkeep, or preventative type maintenance shall be performed on a monthly basis. Major maintenance of the drywells and pumps shall be performed on a semi-annual basis.

The improvements identified above, are subject to change. For details and exact locations, refer to the approved development plans on file in the office of the City Engineer.

## **II. METHOD OF ASSESSMENT**

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### **A. BACKGROUND**

The Benefit Assessment Act of 1982 provides that assessments may be apportioned upon assessable lots or parcels of land within a district in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, the Article requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit, over and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

The assessed lots or parcels of real property within the District are listed on Assessment Rolls, attached as Exhibit 'A' of this Report. The Assessment Roll states the net amount to be assessed upon assessable lands within the District for Fiscal Year 2023/2024 and shows the assessment upon each lot and parcel within the District and identifies, by assessor parcel number, each assessable lot or parcel of land within the District. These lots or parcels are more particularly described on the County Assessment Roll, which is on file in the office of the Riverside County Assessor and by reference is made a part of this Report.

### **B. SPECIAL BENEFIT**

Each parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.

First, all of the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City of Indian Wells required the developer to install and guarantee the maintenance of storm water control structures and appurtenant facilities to serve the parcels. Therefore, the parcels within the District could not have been developed in the absence of the installation and promised maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of storm water, nuance water control and appurtenant facilities provide special benefit to parcels within the District by alleviating excess water. This allows individual parcels to be used to their fullest extent. The above-mentioned contributes to a specific enhancement of each of the parcels within the District.

### **C. APPORTIONMENT**

For Fiscal Year 2006/2007 the assessment rate was the total assessment divided by the ratio of each existing parcel to the total area. For subsequent future fiscal years, the assessment rate will be divided equally by the proposed total number of parcels.

### **D. ASSESSMENT RANGE FORMULA**

Commencing with Fiscal Year 2007/2008, the amount of the assessment for the District is proposed to increase each year, based upon the Consumer Price Index (the "CPI"), All Urban Consumers, for the Los Angeles-Riverside-Orange County Area from January to January. As of January 2018, the Bureau of Labor Statistics ("BLS") split the Los Angeles-Riverside-Orange County Area for All Urban Consumers to the Los Angeles-Long-Beach-Anaheim Area and Riverside-San Bernardino-Ontario Area. Currently, the District uses the Riverside-San Bernardino-Ontario Area CPI index to measure the CPI percentage difference.

Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January, and then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The percentage difference between January 2022 CPI and January 2023 CPI is 7.33%.

## ***III. DISTRICT BUDGET***

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### **A. DESCRIPTION OF BUDGET ITEMS**

#### **Maintenance costs**

Labor, Material, and Equipment - Includes all labor, material, and equipment required to properly maintain and service the drainage structures, and appurtenant facilities within the District. All improvements within the District will be maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required; but generally, the operations will occur monthly.

#### **Utilities**

Gas and Electric - The furnishing of electricity and gas required for the operation of the drainage structures, and appurtenant facilities such as pumps.

## **Capital Replacement Cost/Renovations**

This may include repairs that are unforeseen and not normally included in the yearly maintenance cost. Repairs may include replacement or refurbishing of damaged amenities due to vandalism, storms, die off, and frost. Planned upgrades of the improvements that provide a direct benefit to the district/zone could also be included in capital replacement/renovation costs. Examples of upgrades include planned replacement of plant materials and/or renovation of irrigation or lighting systems that are necessary or requested by property owners.

## **Personnel/Overhead**

The cost of City staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works staff.

## **Professional Fees**

These are the costs of contracting with professionals for maintenance services and for professionals to provide any additional administrative or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing, or preparation of assessment diagrams.

## **County Administration Fees**

The costs charged by the County to place the assessments on the property tax rolls.

**Reserve Fund** - The Reserve Fund reflects funds being added or deleted from the Reserve Account for the current fiscal year. The Reserve Account provides for collection by the District of funds to operate the District from the time period of July 1 (Beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. The Reserve Account reduces the need for the City to transfer funds from non-district accounts to pay for District charges during the first seven (7) months of the fiscal year.

**Other Revenue Sources** - Additional funds designated for use by the District that are not District assessments. These funds are added to the District account and may be from either non-District or District sources

**City Contribution** - Any funds added to the District account by the City from the City's General Fund Account.

**Balance to Levy** - This is the total amount to be levied to the parcels within the District for the current fiscal year. The Balance to Levy represents the sum of the Total Direct and Administration Costs, plus any revenue adjustments resulting from



the Reserve Fund, Beginning Balance, City Contributions or Other Revenue Sources. This dollar amount represents the total funds to be collected from the parcels through assessments on the property tax bills.

**Total Equivalent Benefit Unit (EBU)** - The Equivalent Benefit Unit (EBU) is a numeric value calculated for each parcel based on the parcel's land use and size. The EBU shown in the District Budget represent the sum total of all individual parcel EBUs that receive benefit from the improvements.

**B. DISTRICT BUDGET**

<b>DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1 2023/2024 PROJECTED DISTRICT BUDGET</b>	
<b>DIRECT COSTS</b>	
Maintenance Costs	\$30,000
Capital Replacement Costs	30,000
Utilities	0
<b>Direct Subtotal</b>	<b>\$60,000</b>
<b>ADMINISTRATION COSTS</b>	
Administrative Personnel Overhead	\$500
Public Works Personnel Overhead	500
Professional Fees	2,000
County Admin. Fees	50
<b>Administration Subtotal</b>	<b>\$3,050</b>
<b>Total Direct and Administration Costs</b>	<b>\$63,050</b>
<b>LEVY ADJUSTMENTS</b>	
Reserve Fund Contribution	(\$50,000)
Personnel/Overhead - City of Indian Wells Subsidy	0
Annual City Operating Contribution	0
<b>City of Indian Wells Contribution and Subsidy Subtotal</b>	<b>(\$50,000)</b>
<b>Remaining Balance to Levy</b>	<b>\$13,050</b>
<b>DISTRICT STATISTICS</b>	
Total Parcels	151
Total Parcels Levied	133
Total Equivalent Benefit Unit (EBU)	133
<b>FY 2023/2024 Levy Rate per EBU (projected)</b>	<b>\$98.12</b>
<b>FY 2023/2024 Maximum Levy Rate per EBU Allowed</b>	<b>\$689.82</b>
<b>Total Assessment Allowable Assessment</b>	<b>\$91,747.02</b>
FY 2022/2023 Levy Rate per EBU	\$73.70
FY 2022/2023 Maximum Levy Rate per EBU Allowed	\$642.71
<b>FUND BALANCE INFORMATION</b>	
Beginning Reserve Balance	\$555,950
Reserve Fund Collection/(Reduction)	(50,000)
<b>Ending Reserve Fund Balance 6/30/2023</b>	<b>\$505,950</b>

# APPENDIX A - ASSESSMENT DIAGRAM

## CITY OF INDIAN WELLS DRAINAGE MAINTENANCE BENEFIT ASSESSMENT DISTRICT NO. 1



## ***APPENDIX B - 2023/2024 ASSESSMENT ROLL***

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Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land, public utility owned property, land principally encumbered with public right-of-ways or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District, along with the proposed assessment amounts, have been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2023/2024. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

City of Indian Wells  
 Drainage Maintenance Benefit Assessment District No. 1  
 Fiscal Year 2023/2024  
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-870-001	75060 PROMONTORY PL	SFR	1.0	\$98.12	\$689.82
633-870-002	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-003	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-004	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-005	75052 HANCOCK PL	SFR	1.0	98.12	689.82
633-870-006	75049 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-010	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-011	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-012	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-013	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-014	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-015	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-016	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-017	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-018	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-019	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-020	75068 HANCOCK PL	SFR	1.0	98.12	689.82
633-870-021	75065 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-022	75081 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-023	75097 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-024	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-025	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-026	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-027	75161 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-028	75177 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-029	75193 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-030	75209 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-031	75225 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-032	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-057	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-058	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-059	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-060	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-061	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-062	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-063	75104 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-064	75088 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-065	75072 PROMONTORY PL	SFR	1.0	98.12	689.82
633-870-066	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-067	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-068	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-069	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-070	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-071	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-072	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-073	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-870-074	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-001	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-002	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-003	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-004	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-005	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-006	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-007	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-008	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-009	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-010	75053 HANCOCK PL	SFV	1.0	98.12	689.82
633-880-012	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-013	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-014	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-015	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-016	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-017	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-018	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-019	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-020	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82

City of Indian Wells  
 Drainage Maintenance Benefit Assessment District No. 1  
 Fiscal Year 2023/2024  
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-880-021	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-022	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-023	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-024	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-025	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-026	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-027	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-028	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-029	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-030	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-031	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-032	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-033	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-034	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-035	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-036	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-037	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-038	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-039	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-040	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-041	75069 HANCOCK PL	SFR	1.0	98.12	689.82
633-880-042	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-043	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-044	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-045	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-046	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-047	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-052	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-053	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-054	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-055	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-056	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-057	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-058	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-059	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-060	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-061	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-062	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-063	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-064	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-065	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-066	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-067	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-068	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-069	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-880-070	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-001	75268 MANSFIELD DR	SFV	1.0	98.12	689.82
633-890-002	75284 MANSFIELD DR	SFV	1.0	98.12	689.82
633-890-003	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-004	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-005	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-006	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-007	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-008	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-009	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-010	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-011	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-012	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-013	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-014	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-015	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-016	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-017	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-018	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-019	NO SITUS AVAILABLE	SFV	1.0	98.12	689.82
633-890-020	75275 MANSFIELD DR	SFV	1.0	98.12	689.82

City of Indian Wells  
 Drainage Maintenance Benefit Assessment District No. 1  
 Fiscal Year 2023/2024  
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-890-021	75259 MANSFIELD DR	SFV	1.0	98.12	689.82

Summary Fields	Value
Parcel Count:	133
EBU Total:	133.00
Applied Assessment Total:	\$13,049.96