

ATTACHMENT #1
RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL ANNUAL LEVY
REPORT SETTING FORTH LANDSCAPE AND LIGHTING DISTRICT NO. 91-1
FOR FISCAL YEAR 2025-26 AND ORDERING THE LEVY AND COLLECTION
OF ASSESSMENTS RELATED THERETO**

WHEREAS, the City Council of the City of Indian Wells, California (the "City Council") has by previous resolutions, ordered the preparation of the Engineer's Annual Levy Report (the "Report") for said district known and designated as:

Indian Wells Landscape and Lighting District No. 91-1

(the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and

WHEREAS, the Indian Wells Landscape and Lighting District No. 91-1 contains the following Zones: (A1) Eldorado; (A2) Rancho Palمراس Estates APN 634-04; (A3) Tract Nos. 2752, 3097 and 4853; (A5B) a sub-zone within A5A "The Cove"; (A8) three (3) parcels south of Coachella Valley Stormwater Channel along Hwy 111 east of Eldorado Drive; (A11A) Highway 111 South at Club Dr.; (A11C) Club Dr. eight (8) parcels; (D) Parcel Map No. 26494; (C) the Colony; (E) north of Highway 111 west of Eldorado Drive, east of Cook Street and south of Whitewater River Channel; (A19) Mountain Gate Tract No. 26595; (A20) Mountain Gate Tract No. 27747-1; (A21) Villagio Tract No. 29502; (A22) Vaidya Tract No. 27747; (A23) Montelena Tract No. 31200, (A25) Sundance Tract No. 27104, (A26) Province Tract No. 32880; and

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act and as previously directed by resolution; and

WHEREAS, the proposed District assessments to be levied for Fiscal Year 2025-26, do not exceed the amount approved by the property owners and adopted by the City Council and are therefore in compliance with the provisions of California Constitution Article and XIID; and

WHEREAS, this City Council has examined and reviewed the Report as presented (or amended) and is satisfied with each and all the items and documents as set forth therein and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, the City Council has, by previous resolutions, initiated proceedings, approved the Report that describes the assessments against parcels of land within the District, and declared its intention to levy assessments for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 pursuant to the provisions of the Act to pay the costs and expenses of operating, maintaining, and servicing landscaping, lighting and appurtenant facilities located within the District and its Zones; and

WHEREAS, Willdan Financial (the "Engineer") selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Report in

connection with the proposed levy and collection of assessments upon eligible parcels of land within District, and the City Council has approved such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026, to pay the costs and expenses of operating, maintaining and servicing landscaping, lighting and appurtenant facilities located within public places in the City; and

WHEREAS, the City and its legal counsel have found that these assessments comply with applicable provisions of Section XIIIID of the California State Constitution.

NOW, THEREFORE, BE RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report, as presented or amended, is hereby **APPROVED** and is ordered to be filed in the Office of the City Clerk as a permanent record and remain open to public inspection.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the report and any amendments directed by the City Council and final approval of the Report as presented or amended.

SECTION 4. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested people regarding these matters.

SECTION 5. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, and which has been ordered to be filed with the City Clerk, the City Council hereby **FINDS** and **DETERMINES** that:

- i) the land within the District will receive special benefit by the operation, maintenance and servicing of improvements located in public places within the boundaries of the District; and
- ii) the District includes all the lands so benefited; and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

SECTION 6. The City Council hereby **ORDERS** the proposed improvements to be made, which improvements are briefly described as follows: The maintenance, servicing, and operation of the landscape improvements and capital replacements that include planting materials such as turf,

ground cover, trees and shrubs, automatic sprinkler systems, lighting and drainage systems, and all appurtenant materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities, including repair, providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; and the removal of trimmings, rubbish, debris, and other solid waste. Servicing means the furnishing of water for the irrigation of the landscaping and electricity for both the landscaping and lighting and the maintenance of any of the appurtenant facilities.

SECTION 7. The County Auditor of the County of Riverside shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as "City of Indian Wells Landscape and Lighting District No. 91-1," and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities as described in Section 6.

SECTION 9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026.

SECTION 10. The City Clerk or the designate of the City Council is hereby **AUTHORIZED** and **DIRECTED** to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on this 3rd day of April 2025.

BRUCE WHITMAN
MAYOR

CERTIFICATION FOR RESOLUTION NO. 2025-__

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Indian Wells the 3rd day of April 2025, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

**ANGELICA AVILA
CITY CLERK**

**TODD LEISHMAN FOR BEST, BEST &
BEST BEST & KRIEGER LLP
CITY ATTORNEY**

EXHIBIT "A"



City of Indian Wells

**Landscape and Lighting District
No. 91-1**

2025/2026 ENGINEER'S REPORT

Intent Meeting: March 6, 2025
Public Hearing: April 3, 2025

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ENGINEER'S REPORT AFFIDAVIT

Landscape and Lighting District No. 91-1

City of Indian Wells
Riverside County, State of California

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, 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 _____, 2025.

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. OVERVIEW

A. INTRODUCTION

The City of Indian Wells (the “City”), annually levies and collects special assessments in order to provide and maintain the improvements within the City of Indian Wells Landscape and Lighting District No. 91-1 (the “District”). The District was formed in 1991 through the consolidation of several individual landscape and lighting maintenance districts within the City. The District includes the original districts as separate benefit zones and sub-zones (the “Zones”). In Fiscal Year 1997/1998, 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 Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and Article XIID of the California Constitution (the “Article”) which was enacted with the passage of Proposition 218 in November 1996.

The Engineer’s Report (the “Report”) describes the District; any changes to the District, and the proposed assessments for Fiscal Year 2025/2026. The assessments are based on the City’s estimate of revenues and expenses to maintain the improvements that provide direct and special benefits to properties within the District and Zones. The improvements within the District and the corresponding costs and the annual levy are budgeted and assessed for each separate Zone, including all expenditures, deficits, surpluses, revenues, and reserves.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Riverside County (the “County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Following consideration of all public comments and written protests at a noticed public hearing, the City Council of Indian Wells (the “Council”) may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in Fiscal Year 2025/2026.



B. HISTORICAL BACKGROUND AND LEGISLATION

Pursuant to the 1972 Act, the Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Report and approve the annual assessments to be levied on the County tax roll for that fiscal year. All assessments approved by the Council have been prepared in accordance with the 1972 Act and are in full compliance with the provisions of the Article.

In Fiscal Year 1997/1998 the improvements provided by the District, the costs associated with those improvements and the properties benefiting from those improvements, were closely reviewed and evaluated. Specific modifications were made to the District in response to the substantive and procedural requirements of the Article. The existing zones were reviewed for compliance and all applicable assessments were confirmed through property owner ballots. Changes to the District included:

- Revision of the assessment methodology in some zones.
- Boundary modifications were made to Zone A1 to more accurately reflect the benefit received.
- Zones A6-Sandpiper; A9-Chateau Estates; A11B-The Plaza at Club Drive; and A12-Painted Cove were eliminated. The improvements in these zones were considered non-public improvements and could no longer be assessed.
- Zone A11C-Club Drive was established to apportion the benefit for the maintenance of the eligible improvements along Club Drive south of Highway 111.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Article. All new or increased assessments will be subject to the substantive and procedural requirements of the Article Section 4. Property owner ballot proceedings are not required if the proposed assessments are less than or equal to the maximum assessment rate previously approved for each of the various Zones within the District.



II. DESCRIPTION OF THE DISTRICT

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.



The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. IMPROVEMENTS WITHIN THE DISTRICT

The facilities and improvements which have been constructed within the District and which will be maintained and serviced using assessments generally include:

Landscaping and Appurtenant Facilities, including, but not limited to, landscaping, planting, shrubbery, trees, irrigation systems, hardscape fixtures, sidewalk maintenance resulting from landscape growth, and appurtenant facilities in public rights-of-way, parkways and dedicated easements within the boundaries of said District.

Lighting and Appurtenant Facilities, including, but not limited to, poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices, and appurtenant facilities as required to provide lighting in public rights-of-way, parkways, and dedicated easements within the boundaries of said District.

In Zones A3, A5B, E, A25 and A26 the improvements are serviced and maintained by the Homeowners Associations (the "HOA") acting as Agents of the City. The funds collected for the maintenance and servicing of the improvements in these Zones are passed-through to the respective Agent that contracts for the actual maintenance. The Funds received from the County less the administration costs are passed through immediately to the HOA for Zones A3, A5B, E, A25 and A26 and thus there is no need to hold a reserve fund. In all other Zones within the District, the City utilizes the services of landscape maintenance contractors for all regularly scheduled maintenance. The costs associated with all improvements in each Zone are collected through annual assessments from each parcel receiving special benefits. The funds collected for each Zone are dispersed and used for only the services and operation provided to that Zone.



C. DISTRICT ZONE BOUNDARIES AND SPECIFIC AREAS OF IMPROVEMENT

- Zone A1** **El Dorado** – Zone A1 consists of those parcels in Tracts 10262 and 10863 that front El Dorado Drive between Highway 111 and Fairway Drive. These parcels receive special benefits from the landscaped medians along El Dorado Drive. Parcels that use El Dorado Drive as the main access way to their properties are included in this Zone.

- Zone A2** **Montecito/Stardust** – Zone A2 contains all parcels within the Montecito/Stardust development (Rancho Palmeras Estates Unit No. 3). This zone consists of residential properties on Montecito Drive and Stardust Lane west of Rancho Palmeras Drive. The parcels receive special benefits from improvements within the parkway along Rancho Palmeras Drive, adjacent to the development, and the landscaped entryway to the development, on Stardust Lane and Montecito Drive.

- Zone A3** **Casa Dorado** – Zone A3 consists of all the parcels in Tracts 2752, 3097, and 4853 that are at the southeast corner of Highway 111 and Rancho Palmeras Drive. These parcels are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance. The District collects assessments from parcels within the Zone to reimburse the HOA for the contracted maintenance. These parcels receive special benefits from improvements along the frontage on the south side of Highway 111, from Rancho Palmeras Drive to the project's eastern boundary, a distance of approximately 1,300 feet.

- Zone A5B** **Cook Street/The Cove** – Zone A5B is the development known as "The Cove", and all parcels within the Zone are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance of the entrance to the Cove on Cook Street. The District collects assessments from parcels within the Zone to reimburse the HOA for the contracted maintenance. Parcels in the Cove receive direct and special benefits from these improvements.



- Zone A8** **Entrance to Indian Wells Golf Resort** -- Zone A8 consists of three parcels south of the Coachella Valley Stormwater Channel along Highway 111 and east of El Dorado Drive. These three parcels are the Hyatt Grand Champions of Indian Wells, the Renaissance Esmeralda Hotel, and the parcel owned by the City of Indian Wells. These parcels receive special benefit from the landscaping along the north side of Highway 111, west of Eldorado Drive, to the east side of the Renaissance Esmeralda Hotel. The parcels also receive special benefits from the improvements on Indian Wells Lane leading to the Hyatt Grand Champion and Renaissance Esmeralda Hotel.
- Zone A11A** **Highway 111 South, at Club Drive** – Zone A11A contains parcels located immediately south of Highway 111 near Indian Wells Lane and Club Drive including but not limited to the Miramonte Resort, the Indian Wells Country Club, and the Indian Wells Resort Hotel. These parcels receive special benefits from the parkway landscaping improvements on the south side of Highway 111 between Indian Wells Lane and Club Drive.
- Zone A11C** **Club Drive** – Zone A11C consists of all parcels along Club Drive between Highway 111 and Sandpiper. These parcels are part of Zone A11A, but receive additional special benefits from landscaped parkways along Club Drive not associated with other parcels in Zone A11A.
- Zone C** **The Colony** – Zone C lies generally south of Highway 111 and west of Manitou Drive and includes all parcels within Tract 24625, commonly known as "The Colony". These parcels receive special benefits from landscaped parkways along Highway 111 adjacent to the development.
- Zone D** **Colony Cove Estates** – Zone D lies generally south of Highway 111 and east of Club Drive and includes all parcels within Tract 26494. These parcels receive special benefits from landscaped parkways along Highway 111 adjacent to the development.
- Zone E** **Desert Horizons** – Zone E lies generally north of Highway 111; west of El Dorado Drive; east of Cook Street; and south of Fred Waring Drive (44th Street) and the Whitewater River Channel. This Zone includes only parcels within the Desert Horizons Country Club gated community. These parcels are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance. The District collects assessments from



parcels within the Zone to reimburse the HOA for the contracted maintenance. Parcels within the Zone receive special benefits from improvements within the easements and public rights-of-way that surround the perimeter of the gated community. The improvements include the parkways along Highway 111, El Dorado Drive, Cook Street, Fred Waring Drive, and Whitewater River Channel.

- Zone A19 Mountain Gate** – Zone A19 is generally located south of Highway 111 and east of Manitou Drive and includes all parcels within Tract 26595 known as the Mountain Gate Development. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.

- Zone A20 Mountain Gate Estates** – Zone A20 lies generally south of Highway 111 and east of Manitou Drive and includes all parcels within Tract 27747-1 known as the Mountain Gate Development. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.

- Zone A21 Villaggio** – Zone A21 lies generally south of Highway 111 and west of Mountain Gate Drive and includes all parcels within Tract 29502 known as the Villaggio. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.

- Zone A22 Vaidya** – Zone A22 lies generally on the south side of Highway 111 and east of Manitou Drive and includes parcels within Tract 27747 known as Vaidya. Parcels within this Zone receive special benefits from landscaped improvements associated with the development.

- Zone A23 Montelena** – Zone A23 lies generally on the southeast corner of Highway 111 and El Dorado Drive. Parcels within this Zone receive special benefits from landscaped improvements and includes parcels within Tract 31200 known as Montelena associated with the development. The landscaping improvements for this District include the entry to the Montelena tract on east side of El Dorado Drive and along the south side of Highway 111.



Zone A25 Sundance – Zone A25 lies generally on the south of Highway 111, west of El Dorado Drive, east of Camino de Dorado and includes parcels within Tract 27104. Parcels within this Zone receive special benefits from landscaped improvements associated with the development. The landscaping improvements for this District include the entry to the Sundance tract on west side of El Dorado Drive and along the south side of Highway 111.

Zone A26 Province – Zone A26 lies generally on the southeast corner of Cook Street and Highway 111. Parcels within this Zone receive special benefits from landscaped improvements such as landscaping, ornamental structures and appurtenant structures and includes parcels within Tract 32880 known as Province associated with the development.

III. METHOD OF APPORTIONMENT

A. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the Article addresses several key criteria for the levy of assessments, notably:

Section 2(d) of the Article defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Section 2(i) of the Article defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Section 4(a) of the Article defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be



imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

B. DISTRICT BENEFIT

The costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Improvements maintained by the District that are considered to provide general benefit (in whole and in part), are funded by the City and not included in the annual assessments. Property owners are assessed for special benefits only.



Each parcel within the District receives special benefits from the improvements due to the close proximity of the landscaping, masonry wall, and lighting improvements to each parcel. The improvements provide added beautification and aesthetic value to each developed property and property owner and an enhanced quality of life within the subdivision. In areas along Highway 111, where the property has not been developed, the City pays for parkway maintenance out of the general fund. As development occurs, it is anticipated that the City will continue to require perimeter landscape maintenance along Highway 111 to be maintained by the individual developments.

The major arterials are the entryways into the City and provide beautification to the entire City. The City enjoys a reputation for beauty, and the parkway landscape improvements along major arterials enhance that reputation and provide an amount of benefit to all parcels in the City. This amount of benefit is estimated at 10% of the total benefit, and the City will contribute 10% of the landscaping costs to specified zones (A3, A5B, A8, A11A, C, D, E, and A20) that contain improvements along Highway 111.

C. METHODOLOGY

Pursuant to the 1972 Act and the provisions of the Article, the costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Improvements maintained by the District that are considered to provide general benefit (in whole and in part), are funded by the City and not included in the annual assessments. Property owners are assessed for special benefits only.

Each parcel within the District receives special benefits from the improvements due to the close proximity of the landscaping, masonry wall, and lighting improvements to each parcel. The improvements provide added beautification and aesthetic value to each developed property and property owner and an enhanced quality of life within the subdivision. In areas along Highway 111, where the property has not been developed, the City pays for parkway maintenance out of the general fund. As development occurs, it is anticipated that the City will continue to require perimeter landscape maintenance along Highway 111 to be maintained by the individual developments.

The major arterials are the entryways into the City and provide beautification to the entire City. The City enjoys a reputation for beauty, and the parkway landscape improvements along major arterials enhance that reputation and provide an amount of benefit to all parcels in the City. This amount of benefit is estimated at 10% of the total benefit, and the City will contribute 10% of the landscaping costs to specified zones (A3, A5B, A8, A11A, C, D, E, and A20) that contain improvements along Highway 111.



A summary of Equivalent Benefit Unit (“EBU”) rates for all Zones except **A19-A26** is shown in the table below:

EQUIVALENT BENEFIT UNIT (EBU) FORMULA		
Land Use	Benefit Unit Factor (BUF)	Parcel EBU
Single Family Res. (SFR)	1.00	1 EBU/Unit
Vacant SFR Lot	0.30	0.30 EBU/Unit
Non-Residential	6.00	6.0 EBU/Acre
Vacant	1.80	1.80 EBU/Acre
Golf Courses	0.90	0.90 EBU/Acre

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{BUF} \times (\text{Acres or Units}) = \text{Parcel EBU}$$

i.e. For Land Use Vacant – (3.70 acres x 1.80 BUF = 6.66 Parcel EBU)

For Zones **A19-A26**, each parcel is assigned 1 EBU regardless of development status.

The total number of Equivalent Benefit Units (“EBUs”) is the sum of all individual EBUs applied to the parcels within each zone that receives special benefit from the improvements. A levy per EBU (Levy Rate) for the zone is established by taking the total cost of the improvements and dividing that amount by the total number of EBUs of all parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBUs} = \text{Levy Rate per EBU}$$

$$\text{Levy Rate per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

D. DEFINITIONS

For Zones **A19-A26**, each parcel is assigned 1 EBU regardless of development status.

Single Family Residential (SFR). Parcels zoned for single-family residential uses are assessed 1 EBU per benefit unit. Parcels designated as SFR land-use will be assessed 1 EBU per benefit unit.

Non-Residential. In converting non-residential properties to EBUs, the factor used is a typical standard single-family residential lot area within the City of Indian Wells and the number of lots that could be subdivided into an acre of land. All properties that are developed for non-residential uses are therefore assigned 6 EBUs per



acre and include commercial, industrial, church, school, and other non-residential uses except golf courses.

Vacant. Conceptually, vacant properties within the district which have development potential receive special benefits from the improvements due to the increase in desirability of the parcels; usually, the special benefits are seen as being less than that of a developed parcel and often the value of the land is compared to the total value of a developed parcel to achieve a benefit ratio. Therefore, vacant property will be assessed 30% of a developed property.

Vacant Single-Family Residential Lots. Parcels that are individual subdivided vacant residential lots are assessed at 30% of the developed single-family residential lot and are assigned 0.3 EBUs per parcel. This reduction in EBUs is based upon the reduced special benefits received by undeveloped parcels until such time as they are developed.

Vacant Non-Subdivided Parcels. Vacant parcels that are not subdivided are assigned EBUs on the basis of parcel size. The parcels will be assessed at the rate of 30% of the developed equivalency. Therefore, vacant non-subdivided property is assessed $6 \times 30\% = 1.8$ EBU per acre.

Recreational/Golf Course Property. Recreational/golf course property closely resembles vacant property in that it has large land areas comprised of mostly park-like open space and only a few buildings, if any. However, because golf courses do not have the development potential that vacant land has and the value of the property is less, golf course property receives less special benefits than vacant property. Therefore, recreational/golf course property is assessed at 50% of a vacant property, or $1.8 \times 50\% = 0.90$ EBU per acre.

Public Property. Public property, which is developed and used for residential or business purposes will be assessed the same as private property with the same use. Vacant public property will be assessed as vacant private property.

Exempt. Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, and parkways. Also exempted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels, and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements.



E. INFLATION FACTOR

For All Zones Except for Zones A19 – A23 and A26 – By approval of the Council, the maximum assessment rate that may be levied for each EBU may be increased in each year by the greater of the change in the Consumer Price Index (“CPI”) for All Urban Consumers for the Los Angeles-Riverside-Orange County Area from January to January or three percent (3.00%). 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 for All Urban Consumers. Currently, the District uses the Riverside-San Bernardino-Ontario CPI index to compute the CPI difference each year. Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI from January to January or three percent (3.00%). Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted maximum assessment rate will require property owner balloting approval before the increase may be imposed.

For Fiscal Year 2025/2026 the change in January CPI for the Riverside-San Bernardino-Ontario Area is 2.94% therefore the maximum assessment rate will be adjusted by 3.00%.

For Zones A19 – A23 and A26 by approval of the Council, the maximum assessment rate levied that may be levied for each EBU may be increased in each year (beginning with Fiscal Year 2000/2001 for A19, Fiscal Year 2001/2002 for A20 and A21, Fiscal Year 2004/2005 for A22 and A23, and Fiscal Year 2007/2009 for A26) by the CPI percentage difference for February of each year to the previous February for All Urban Consumers for the Los Angeles-Riverside-Orange County Area. As of January 2018, the 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 for All Urban Consumers. The February percentage difference no longer exists. Currently, the District uses the Riverside-San Bernardino-Ontario CPI index to compute the CPI difference each year. The Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January and shall then adjust the existing assessment amount not to exceed such percentage for the following fiscal year. Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted maximum assessment rate will require property owner balloting approval before the increase may be imposed.

For Fiscal Year 2025/2026, the maximum assessment rate for Zones A19-A23 and A26 will be adjusted by the Riverside-San Bernardino-Ontario Area January change in CPI of 2.94%.



IV. DISTRICT BUDGETS

A. DESCRIPTION OF BUDGET ITEMS

The following section describes the services and costs that are funded through the District and shown in the District Budgets.

Maintenance Costs - Includes all contracted labor, material and equipment required to properly maintain the improvements within the District and Zones. The improvements include street lighting; fencing; planting materials; hardscape; irrigation, lighting, and drainage systems; tree trimming; sidewalks; graffiti removal; entry monuments and ornamental structures; water features; and associated appurtenant facilities within the District. In Zones A3, A5B, E, A25, and A26 the improvements are serviced and maintained by an association or property manager acting as an Agent of the City. In all other Zones the City utilizes the services of landscape maintenance contractors for all regularly scheduled maintenance. All improvements within the District will be maintained and serviced on a regular basis.

Landscape Water and Electric - The furnishing of water and electricity required for the operation and maintenance of the landscaped areas and facilities.

Capital Replacement Costs/Renovation - 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 to all particular departments and staff of the City for providing the coordination of District services, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

Professional Fees - These are the costs of contracting with professionals to provide services specific to the levy administration, county administration fee, and county per parcel fee. Professional levy administration includes preparation of the Report, resolutions, and levy submittal to the County. These fees can also include any additional administrative, legal, or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing. County administration fee is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number. County per parcel fee is the cost to the District for the County to collect assessments on the property tax bills. This charge is based on a per assessment basis and is in addition to the County Administration Fee.



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.

City Contribution - Any funds added to the District or Zone 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, Other Revenue Sources, or Capital Improvement Fund. 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 Budgets represent the sum total of all individual parcel EBUs that receive benefit from the improvements for that Zone. Please refer to Section III for a more detailed explanation of the Method of Apportionment.

Maximum Levy per EBU - This is the rate per EBU approved by property owners in Fiscal Year 1997/1998 adjusted for inflation as described in the Method of Apportionment.

B. PERSONNEL OVERHEAD

Personnel overhead costs are set forth in the following table. The Finance Department's administrative costs have been budgeted at \$7,795 for Fiscal Year 2025/2026. These costs include, but are not limited to, time spent by Finance Personnel on budgets, payment of bills, and working with consultants to ensure the levy is placed on County tax rolls. Total Public Works costs for Fiscal Year 2025/2026 have been budgeted at \$28,502. These costs include, but are not limited to, time spent by Public Works Personnel on everyday inspections of landscaping, replacement of light bulbs and broken sprinklers, electrical maintenance, and monitoring of landscaping workers to make sure grass is maintained and weeds are clear.



TABLE I – 2025/2026 PERSONNEL OVERHEAD

	Hours Spent	Loaded Hourly Rate ⁽¹⁾	Total Cost Allocation ⁽²⁾
FINANCE			
Accounting Technician I	70	\$65.33	\$4,573
Assistant Finance Director	30	\$107.41	3,222
Total Finance	100		7,795
PUBLIC WORKS			
Public Works Supervisor	140	\$78.43	10,980
Maintenance Worker 11	260	\$46.89	12,191
Public Works Admin Asst	40	\$62.82	2,513
Public Works Director	20	\$140.87	2,817
Total Public Works	460		28,502
Grand Total	560		\$36,297

¹⁾ Loaded Hourly Rate includes benefits and salary.

²⁾ Totals may not tie due to rounding.



C. DISTRICT BUDGETS

TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A1 ⁽¹⁾	A2 ⁽¹⁾	A3 ⁽²⁾
	EL DORADO	MONTECITO/ STARDUST	CASA DORADO
DIRECT COSTS			
Contracted Maintenance Costs	\$41,000	\$16,000	\$29,500
Utilities - Landscape Water & Electric	12,500	8,000	0
Capital Improvements	30,000	4,600	0
Direct Subtotal	\$83,500	\$28,600	\$29,500
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,677	1,677	1,677
Professional Fees	2,426	404	809
Admin. Subtotal	\$4,561	\$2,539	\$2,944
Total Direct and Admin. Costs	\$88,061	\$31,139	\$32,444
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	\$0
Annual City Operating Contribution	0	0	(2,950)
City of Indian Wells Contribution and Subsidy Subtotal	\$0	\$0	(\$2,950)
Remaining Balance to Levy	\$88,061	\$31,139	\$29,494
DISTRICT STATISTICS			
Total Parcels	378	59	123
Total Parcels Levied	372	56	116
Total Equivalent Benefit Unit (EBU)	363.32	56.00	116.00
FY 2025/2026 Levy Rate per EBU (projected)	\$242.38	\$556.06	\$254.26
FY 2025/2026 Maximum Levy per EBU Allowed	\$264.5821	\$556.6000	\$255.5630
Maximum Allowable Assessment	\$96,127	\$31,170	\$29,645
FY 2024/2025 Applied Levy Rate per EBU	\$203.46	\$524.64	\$242.62
FY 2024/2025 Maximum Levy per EBU Allowed	\$256.8758	\$540.3883	\$248.1194
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025 (estimated)	\$69,760	\$3,899	N/A
Reserve Fund Collection/(Deduction)	0	0	N/A
Ending Reserve Fund Balance 6/30/2026	\$69,760	\$3,899	\$0
Minimum 50% operating reserve Balance	\$44,031	\$15,570	\$16,222

^① City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

^② City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A5B ⁽²⁾	A8 ⁽²⁾	A11A ⁽²⁾
	THE COVE	INDIAN WELLS GOLF RESORT	HWY 111/ CLUB DRIVE
DIRECT COSTS			
Contracted Maintenance Costs	\$24,950	\$230,000	\$30,000
Utilities - Landscape Water & Electric	0	90,000	5,000
Capital Improvements	0	49,000	20,000
Direct Subtotal	\$24,950	\$369,000	\$55,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	462	231	116
Admin. Subtotal	\$2,597	\$2,366	\$2,251
Total Direct and Admin. Costs	\$27,547	\$371,366	\$57,251
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	\$0
Annual City Operating Contribution	(2,495)	(36,900)	(5,500)
City of Indian Wells Contribution and Subsidy Subtotal	(\$2,495)	(\$36,900)	(\$5,500)
Remaining Balance to Levy	\$25,052	\$334,466	\$51,751
DISTRICT STATISTICS			
Total Parcels	64	16	12
Total Parcels Levied	64	14	10
Total Equivalent Benefit Unit (EBU)	63.30	438.90	160.98
FY 2025/2026 Levy Rate per EBU (projected)	\$395.78	\$762.06	\$321.48
FY 2025/2026 Maximum Levy per EBU Allowed	\$396.1632	\$762.4296	\$369.4305
Maximum Allowable Assessment	\$25,077	\$334,630	\$59,471
FY 2024/2025 Applied Levy Rate per EBU	\$360.94	\$737.46	\$274.80
FY 2024/2025 Maximum Levy per EBU Allowed	\$384.6245	\$740.2229	\$358.6704
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	N/A	\$9,667	\$14,486
Reserve Fund Collection/(Deduction)	N/A	0	0
Ending Reserve Fund Balance 6/30/2026	\$0	\$9,667	\$14,486
Minimum 50% operating reserve Balance	\$13,774	\$185,683	\$28,625

² City Contribution = Minimum of 10% of Direct Total Costs

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A11C ⁽¹⁾	C ⁽²⁾	D ⁽²⁾
	CLUB DRIVE	THE COLONY	COLONY COVE ESTATES
DIRECT COSTS			
Contracted Maintenance Costs	\$10,500	\$77,000	\$13,500
Utilities - Landscape Water & Electric	1,600	9,000	6,000
Capital Improvements	1,500	5,000	5,000
Direct Subtotal	\$13,600	\$91,000	\$24,500
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	116	404	116
Admin. Subtotal	\$2,251	\$2,539	\$2,251
Total Direct and Admin. Costs	\$15,851	\$93,539	\$26,751
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	(\$2,685)	(\$10,800)	(\$11,500)
Annual City Operating Contribution	0	(9,100)	(2,450)
City of Indian Wells Contribution and Subsidy Subtotal	(\$2,685)	(\$19,900)	(\$13,950)
Remaining Balance to Levy	\$13,166	\$73,639	\$12,801
DISTRICT STATISTICS			
Total Parcels	9	64	13
Total Parcels Levied	7	64	11
Total Equivalent Benefit Unit (EBU)	55.08	64.00	11.00
FY 2025/2026 Levy Rate per EBU (projected)	\$239.04	\$1,150.62	\$1,163.70
FY 2025/2026 Maximum Levy per EBU Allowed	\$239.7289	\$4,574.7937	\$13,152.1906
Maximum Allowable Assessment	\$13,204	\$292,787	\$144,674
FY 2024/2025 Applied Levy Rate per EBU	\$231.86	\$1,090.32	\$1,094.62
FY 2024/2025 Maximum Levy per EBU Allowed	\$232.7465	\$4,441.5473	\$12,769.1171
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025 (estimated)	\$22,562	\$82,215	\$61,707
Reserve Fund Collection/(Deduction)	(2,685)	(10,800)	(11,500)
Ending Reserve Fund Balance 6/30/2026	\$19,877	\$71,415	\$50,207
Minimum 50% operating reserve Balance	\$7,925	\$46,770	\$13,375

^① City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

^② City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	E ⁽²⁾	A 19 ⁽¹⁾	A 20 ⁽²⁾
	DESERT HORIZONS	MOUNTAIN GATE	MOUNTAIN GATE ESTATE
DIRECT COSTS			
Contracted Maintenance Costs	\$600,000	\$43,000	\$16,000
Utilities - Landscape Water & Electric	0	7,500	3,000
Capital Improvements	0	4,500	5,000
Direct Subtotal	\$600,000	\$55,000	\$24,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	3,465	347	116
Admin. Subtotal	\$5,600	\$2,482	\$2,251
Total Direct and Admin. Costs	\$605,600	\$57,482	\$26,251
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	(\$7,800)	(\$9,000)
Annual City Operating Contribution	(60,000)	0	(2,400)
City of Indian Wells Contribution and Subsidy Subtotal	(\$60,000)	(\$7,800)	(\$11,400)
Remaining Balance to Levy	\$545,600	\$49,682	\$14,851
DISTRICT STATISTICS			
Total Parcels	537	51	18
Total Parcels Levied	520	50	14
Total Equivalent Benefit Unit (EBU)	630.71	50.00	14.00
FY 2025/2026 Levy Rate per EBU (projected)	\$865.06	\$993.64	\$1,060.76
FY 2025/2026 Maximum Levy per EBU Allowed	\$870.8207	\$1,393.9991	\$1,356.0294
Maximum Allowable Assessment	\$549,236	\$69,700	\$18,984
FY 2024/2025 Applied Levy Rate per EBU	\$800.86	\$922.34	\$977.02
FY 2024/2025 Maximum Levy per EBU Allowed	\$845.4570	\$1,354.2354	\$1,317.3488
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025 (estimated)	N/A	\$101,393	\$53,115
Reserve Fund Collection/(Deduction)	N/A	(7,800)	(9,000)
Ending Reserve Fund Balance 6/30/2026	\$0	\$93,593	\$44,115
Minimum 50% operating reserve Balance	\$302,800	\$28,741	\$13,125

^① City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

^② City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A21 ⁽¹⁾	A22 ⁽¹⁾	A23 ⁽¹⁾
	VILLAGGIO	VAIDYA	MONTELENA
DIRECT COSTS			
Contracted Maintenance Costs	\$116,000	\$6,000	\$75,000
Utilities - Landscape Water & Electric	18,000	1,500	22,000
Capital Improvements	5,000	5,000	5,000
Direct Subtotal	\$139,000	\$12,500	\$102,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$458	\$458	\$458
Public Works Personnel Overhead	1,677	1,677	1,677
Professional Fees	1,155	118	578
Admin. Subtotal	\$3,290	\$2,251	\$2,713
Total Direct and Admin. Costs	\$142,290	\$14,751	\$104,713
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	(\$20,500)	(\$7,000)	(\$15,000)
Annual City Operating Contribution	0	0	0
City of Indian Wells Contribution and Subsidy Subtotal	(\$20,500)	(\$7,000)	(\$15,000)
Remaining Balance to Levy	\$121,790	\$7,751	\$89,713
DISTRICT STATISTICS			
Total Parcels	104	18	79
Total Parcels Levied	94	13	72
Total Equivalent Benefit Unit (EBU)	94.00	13.00	72.00
FY 2025/2026 Levy Rate per EBU (projected)	\$1,295.64	\$596.20	\$1,246.02
FY 2025/2026 Maximum Levy per EBU Allowed	\$2,853.2192	\$1,072.6770	\$1,532.5067
Maximum Allowable Assessment	\$268,203	\$13,945	\$110,340
FY 2024/2025 Applied Levy Rate per EBU	\$1,218.52	\$524.68	\$1,171.02
FY 2024/2025 Maximum Levy per EBU Allowed	\$2,771.8313	\$1,042.0789	\$1,488.7920
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	\$286,008	\$36,607	\$68,751
Reserve Fund Collection/(Deduction)	(20,500)	(7,000)	(15,000)
Ending Reserve Fund Balance 6/30/2026	\$265,508	\$29,607	\$53,751
Minimum 50% operating reserve Balance	\$71,145	\$7,375	\$52,356

⁽¹⁾ City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A25	A26	TOTAL
	SUNDANCE	PROVINCE	
DIRECT COSTS			
Contracted Maintenance Costs	\$50,000	\$210,000	\$1,588,450
Utilities - Landscape Water & Electric	0	0	\$184,100
Capital Improvements	5,000	5,000	\$149,600
Direct Subtotal	\$55,000	\$215,000	\$1,922,150
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$7,796
Public Works Personnel Overhead	1,677	1,677	\$28,502
Professional Fees	289	866	\$12,012
Admin. Subtotal	\$2,424	\$3,001	\$48,310
Total Direct and Admin. Costs	\$57,424	\$218,001	\$1,970,460
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	(\$84,285)
Annual City Operating Contribution	0	0	(121,795)
City of Indian Wells Contribution and Subsidy Subtotal	\$0	\$0	(\$206,080)
Remaining Balance to Levy	\$57,424	\$218,001	\$1,764,380
DISTRICT STATISTICS			
Total Parcels	48	151	1,744
Total Parcels Levied	45	133	1,655
Total Equivalent Benefit Unit (EBU)	45.00	133.00	2,380.29
FY 2025/2026 Levy Rate per EBU (projected)	\$1,276.08	\$1,639.12	
FY 2025/2026 Maximum Levy per EBU Allowed	\$1,681.7937	\$1,760.9545	
Maximum Allowable Assessment	\$75,681	\$234,207	\$2,367,082
FY 2024/2025 Applied Levy Rate per EBU	\$1,202.76	\$1,567.68	
FY 2024/2025 Maximum Levy per EBU Allowed	\$1,632.8095	\$1,710.7234	
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	N/A	N/A	\$810,170
Reserve Fund Collection/(Deduction)	N/A	N/A	(84,285)
Ending Reserve Fund Balance 6/30/2026	\$0	\$0	\$725,885
Minimum 50% operating reserve Balance	\$28,712	\$109,001	\$985,230

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



APPENDIX B - 2025/2026 PRELIMINARY ASSESSMENT ROLL

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-way's or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District and Zones, 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 2025/2026. 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 Council.

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A21, Villagio)	623-270-054	NO SITUS AVAILABLE	GLF	1.00	\$1,295.64	\$2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-004	77627 IROQUOIS DR	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-010	77585 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-011	77613 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone ASB, The Cove)	625-541-001	74997 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-002	74977 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-003	74957 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-004	74937 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-005	74917 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-006	74897 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-007	74877 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-008	74857 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-009	74837 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-010	74817 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-011	74807 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-012	74797 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-013	74787 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-014	74990 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-015	74970 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-016	74950 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-017	74930 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-018	74910 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-019	74890 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-020	74870 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-021	74850 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-022	74830 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-023	74810 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-024	74790 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-025	74780 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-026	74770 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-027	74760 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-028	74750 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-029	74757 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-030	74767 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-031	NO SITUS AVAILABLE	SFV	0.30	118.72	118.85
LLD No. 91-1 (Zone ASB, The Cove)	625-542-001	74772 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-002	74802 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-003	74812 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-004	74832 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-005	74852 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-006	74872 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-007	74892 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-008	74912 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-009	74932 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-010	74952 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-011	74972 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-012	74992 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-013	74775 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-014	74785 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-015	45355 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-016	45385 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-017	45380 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-018	45350 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-019	74795 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-020	45325 SANTA FE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-021	45355 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-022	45385 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-023	45400 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-024	45350 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-025	45320 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-026	74885 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-027	45355 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-028	45385 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-029	45380 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-030	45350 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-031	45320 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-032	74965 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-033	74995 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-001	75301 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-002	75315 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-003	75325 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-004	75347 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-005	75365 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-006	75377 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-007	75393 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-008	75407 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-009	75425 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-010	75445 MONTECITO DR	SFR	1.00	556.06	556.60

City of Indian Wells
Landscape & Lighting District No. 91-1
Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-046	75690 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-047	75680 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-048	75670 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-049	75660 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-050	45425 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-051	45455 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-052	45305 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-053	45335 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-054	75691 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-055	75681 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-056	75631 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-057	75621 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-058	75661 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-059	75671 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-060	75650 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-061	75640 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-062	75630 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-063	75620 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A1, El Dorado)	633-141-001	45695 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-001	45755 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-002	45805 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-003	45855 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-004	75598 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-001	45700 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-002	45750 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-003	45800 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-004	45850 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-005	75600 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-006	75690 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-007	75650 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-008	75680 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-009	75710 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-010	75750 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-011	75780 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-012	75810 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-013	75840 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-014	75870 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-015	75900 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-016	75950 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-018	75895 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-019	75855 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-020	75805 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-021	75755 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-022	75715 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-023	75675 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-024	75710 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-025	45995 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-028	45895 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-029	45855 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-030	45835 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-031	45989 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-034	75984 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-035	NO SITUS AVAILABLE	VAC	0.02	4.36	4.76
LLD No. 91-1 (Zone A1, El Dorado)	633-144-001	45950 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-002	75800 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-003	75850 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-004	75900 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-005	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-144-006	45881 ELDORADO DR	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-144-007	45825 ELDORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-008	45801 ELDORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-009	75995 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-010	45680 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-011	45700 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-012	45750 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-013	45800 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-014	45850 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-015	45900 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A8, IW Golf Resort)	633-150-044	44400 INDIAN WELLS LN	COM	124.98	95,242.24	95,288.45
LLD No. 91-1 (Zone A8, IW Golf Resort)	633-150-065	NO SITUS AVAILABLE	COM	181.20	138,085.26	138,152.24
LLD No. 91-1 (Zone A11A, Club Drive)	633-170-014	45000 INDIAN WELLS LN	COM	62.94	20,233.94	23,251.96
LLD No. 91-1 (Zone A1, El Dorado)	633-181-001	45395 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-002	45355 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-003	45305 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-004	45405 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-005	76020 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-006	76050 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-007	76080 ZUNI RD	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-181-008	78100 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-011	78160 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-012	78180 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-013	78200 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-014	78220 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-015	78240 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-018	78205 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-019	78120 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-020	78140 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-021	78225 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-024	78245 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-001	78035 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-002	78101 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-003	45350 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-004	45355 MIAMI CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-005	45480 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-006	78080 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-007	78110 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-008	78141 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-009	78145 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-010	45350 MIAMI CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-011	78171 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-012	78120 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-013	78140 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-014	78191 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-015	45305 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-016	78181 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-017	45355 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-018	78160 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-019	78180 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-002	45525 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-003	45535 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-004	45565 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-005	45595 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-001	78055 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-002	78095 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-003	45550 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-004	45541 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-005	45560 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-006	45590 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-007	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-008	45600 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-009	78125 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-010	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-011	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-012	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-013	45570 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-016	78165 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-017	78185 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-018	45550 MOHICAN CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-019	45555 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-021	45585 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-022	45600 MOHICAN CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-193-003	78215 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-006	78240 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-007	78230 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-008	45560 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-009	45550 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-010	45540 APACHE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-011	45530 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-012	45500 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-013	45490 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-014	45480 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-016	45505 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-017	45492 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-018	45496 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-019	45510 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-021	45495 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-001	45640 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-002	78090 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-003	78120 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-004	78140 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-005	78180 VIA MARIPOSA	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-201-006	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-201-007	45595 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-001	45625 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-002	45655 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-003	45675 VIA CORONA	SFR	1.00	242.38	264.58

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City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-202-004	45725 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-005	45775 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-006	45805 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-001	76061 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-002	45651 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-003	45650 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-004	45671 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-005	45700 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-006	45701 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-007	45750 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-009	45800 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-011	45642 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-012	45645 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-013	45660 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-015	45700 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-017	45900 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-019	45640 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-020	76201 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-021	45660 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-022	45655 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-023	45670 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-024	45685 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-027	45625 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-028	45650 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-030	45680 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-036	45800 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-037	45855 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-038	45800 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-039	45655 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-040	45911 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-041	45663 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-005	45800 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-006	45850 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-007	45700 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-008	45750 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-211-001	76010 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-001	76080 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-002	76100 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-003	76120 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-004	76140 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-005	76160 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-006	76180 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-007	76200 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-008	76210 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-009	76220 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-213-001	76240 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-001	76011 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-002	76031 FAIRWAY DR	SFR	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-214-004	76095 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-005	76125 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-009	76191 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-030	76075 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-031	76131 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-032	76211 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-033	76225 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-035	76165 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-036	76245 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-037	76171 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-030	NO SITUS AVAILABLE	COM	2.52	810.12	930.96
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-030	NO SITUS AVAILABLE	COM	2.52	602.38	604.12
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-031	76661 US HIGHWAY 111	COM	24.48	5,851.68	5,868.56
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-031	76661 US HIGHWAY 111	COM	24.48	7,869.82	9,043.66
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-034	45100 CLUB DR	COM	4.82	1,485.22	1,706.77
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-034	45100 CLUB DR	COM	4.82	1,104.36	1,107.55
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-037	45000 CLUB DR	COM	2.64	631.06	632.88
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-037	45000 CLUB DR	COM	2.64	848.70	975.30
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-038	NO SITUS AVAILABLE	COM	2.52	810.12	930.96
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-038	NO SITUS AVAILABLE	COM	2.52	602.38	604.12
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-040	NO SITUS AVAILABLE	COM	0.96	308.62	354.65
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-042	NO SITUS AVAILABLE	COM	42.00	13,502.16	15,516.08
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-043	45210 CLUB DR	COM	10.20	3,279.08	3,768.19
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-043	45210 CLUB DR	COM	10.20	2,438.20	2,445.23
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-044	45110 CLUB DR	COM	8.10	1,936.22	1,941.80
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-044	45110 CLUB DR	COM	8.10	2,603.98	2,992.39
LLD No. 91-1 (Zone A1, El Dorado)	633-481-003	75692 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-004	75682 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-005	75672 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-006	75662 VIA SERENA	SFR	1.00	242.38	264.58

City of Indian Wells
Landscape & Lighting District No. 91-1
Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-481-007	75658 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-008	75656 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-009	75654 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-010	75652 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-011	75642 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-016	75702 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-017	75634 PAINTED DESERT DR	SFR	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-481-019	75632 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-003	75621 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-004	45565 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-005	45575 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-006	45585 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-007	45595 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-001	45690 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-002	75605 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-003	75615 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-004	75625 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-005	75635 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-006	75645 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-007	75655 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-008	75665 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-011	45565 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-012	NO SITUS AVAILABLE	SFR	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-483-013	45605 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-014	45625 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-015	45645 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-016	45665 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-017	45685 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-018	75675 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-001	45660 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-002	45640 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-003	45620 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-004	45600 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-005	45580 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-006	75755 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-007	75757 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-010	45540 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-011	45520 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-012	45510 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-013	45500 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-018	75760 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-020	75758 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-001	45490 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-002	75955 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-003	75935 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-004	75915 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-005	75895 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-006	75875 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-007	75855 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-008	75835 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-009	75815 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-010	75795 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-011	75775 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-012	45475 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-013	45455 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-014	45377 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-015	45345 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-016	45305 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-017	75760 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-018	75790 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-019	75820 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-020	75840 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-021	75860 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-022	75880 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-023	75920 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-024	75940 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-025	75960 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-026	45290 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-027	45330 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-028	45370 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-029	45420 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-030	45474 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-001	45469 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-002	45451 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-003	45395 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-004	45355 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-005	45350 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-006	45410 CROW CIR	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-052	75217 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-053	75209 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-057	75201 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-001	75185 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-002	75177 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-003	75169 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-004	75161 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-005	75153 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-006	75145 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-007	75137 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-008	75129 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-009	75121 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-010	75113 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-011	75105 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-012	75097 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-013	75089 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-001	75081 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-002	75073 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-003	75065 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-004	75057 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-005	75049 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-006	75041 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-008	75040 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-009	75050 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-010	75060 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-011	75070 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-012	75080 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-015	75085 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-016	75075 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-017	75065 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-018	44790 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-019	44800 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-020	44810 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-021	44820 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-022	44830 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-023	44840 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-024	44850 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-025	75060 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-026	75070 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-027	75080 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-038	75033 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-045	75090 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-047	75100 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-001	44860 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-002	44870 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-003	44880 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-004	44890 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-005	44900 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-006	44910 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-007	44920 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-008	44930 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-009	44940 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-010	44965 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-011	44975 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-012	44985 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-013	44995 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-014	44990 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-015	44980 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-016	44970 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-017	44960 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-018	44950 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-019	75085 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-020	75075 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-021	75065 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-027	44915 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-028	44925 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone C, The Colony)	633-740-002	45002 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-003	45010 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-004	NO SITUS AVAILABLE	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-005	76942 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-006	76948 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-007	76954 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-008	76955 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-009	76949 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-010	76943 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-011	76937 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-012	76931 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-015	76944 COMANCHE LN	SFR	1.00	1,150.62	4,574.79

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone C, The Colony)	633-740-019	78957 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-020	78951 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-021	78945 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-022	78939 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-023	78933 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-024	78925 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-025	78921 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-026	78915 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-027	78905 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-028	78904 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-029	78912 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-030	45035 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-031	78919 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-032	78913 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-033	78907 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-034	NO SITUS AVAILABLE	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-035	78918 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-036	78924 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-037	78923 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-038	78917 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-039	73605 BROKEN ARROW TRL	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-041	78950 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-042	78956 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-043	78932 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-044	78936 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-047	78963 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-001	78901 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-002	78895 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-003	78889 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-004	78883 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-005	78877 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-006	78871 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-007	78865 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-008	78859 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-011	78870 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-012	78876 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-013	78882 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-016	78900 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-017	78906 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-018	78905 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-019	78899 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-022	78881 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-023	78875 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-033	78889 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-034	78883 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-035	78857 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-036	78888 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-037	78887 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-038	78893 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-039	78894 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-040	78858 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-041	78864 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone D, PM 26494)	633-750-044	45017 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-045	45029 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-046	45041 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-047	45053 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-048	45050 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-049	45038 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-050	45026 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-051	45025 TOMAHAWK RUN	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-052	78845 INCA DR	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-053	78839 INCA DR	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-056	45005 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-001	75054 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-002	75059 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-003	75067 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-004	75083 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-005	75070 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-006	75060 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-007	75050 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-008	44570 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-009	44540 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-010	44490 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-011	44460 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-012	44420 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-013	44390 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-014	44360 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-015	44330 LAKESIDE DR	SFR	1.00	865.06	870.82

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-016	44320 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-017	44260 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-018	44240 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-019	44180 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-020	44140 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-021	44100 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-022	44060 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-023	44030 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-024	44000 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-025	75072 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-026	75064 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-011	NO SITUS AVAILABLE	REC	35.06	30,332.46	30,534.46
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-015	44900 DESERT HORIZONS DR	REC	44.27	38,297.06	38,552.10
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-016	NO SITUS AVAILABLE	REC	8.87	7,676.54	7,727.66
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-020	75270 US HIGHWAY 111	COM	14.46	12,508.76	12,592.07
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-023	NO SITUS AVAILABLE	COM	1.56	1,349.48	1,358.48
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-024	NO SITUS AVAILABLE	COM	0.06	51.90	52.25
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-025	NO SITUS AVAILABLE	COM	2.64	2,283.74	2,298.97
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-026	NO SITUS AVAILABLE	COM	3.18	2,750.88	2,769.21
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-001	45505 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-002	45483 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-003	45461 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-004	77251 TRIBECCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-005	77266 TRIBECCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-006	45395 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-007	45373 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-008	77288 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-009	77310 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-010	77332 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-011	77354 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-012	77376 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-013	77398 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-014	77420 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-015	77442 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-016	45414 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-017	45436 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-018	45458 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-019	45480 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-020	77449 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-021	77427 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-022	77405 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-023	77383 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-024	77361 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-025	77339 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-026	77317 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-027	77295 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-028	77310 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-029	45456 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-030	45434 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-031	45412 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-032	45390 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-033	77319 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-034	77341 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-035	77363 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-036	77385 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-037	77407 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-038	77440 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-039	77418 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-040	77396 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-041	77374 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-042	77352 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-043	77341 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-044	77363 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-045	77385 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-046	77429 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-047	77407 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-048	77376 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-049	77354 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-050	77332 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-001	77231 ONTIVEROS CT	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-002	45395 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-003	77222 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-004	77207 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-005	45461 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-006	45483 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-007	45505 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-008	45500 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-009	45478 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-010	45456 ESPINAZO ST	SFR	100	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-011	77229 TRIBECCA ST	SFR	100	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-012	77244 TRIBECCA ST	SFR	100	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-013	45390 ESPINAZO ST	SFR	100	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-014	45368 ESPINAZO ST	SFR	100	1,060.76	1,356.03
LLD No. 91-1 (Zone A22, Vaidya)	633-790-026	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-027	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-028	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-029	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-032	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-033	45459 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-034	45481 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-038	45480 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-039	45460 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-040	45440 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-044	NO SITUS AVAILABLE	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-045	45501 VAIDYA CT	SVF	100	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-046	45498 VAIDYA CT	SFR	100	596.20	1,072.68
LLD No. 91-1 (Zone A21, Villagio)	633-800-002	45502 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-007	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-015	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-016	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-017	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-018	45480 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-019	45456 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-020	45436 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-021	45414 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-001	45766 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-002	45744 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-003	45722 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-004	45700 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-005	45678 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-006	45656 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-007	45634 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-008	45612 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-009	45590 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-010	45568 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-011	45546 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-012	45524 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-013	45502 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-014	45480 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-015	45567 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-016	45589 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-017	45611 APPIAN WAY	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-018	77488 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-019	77446 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-024	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-031	77422 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-033	77423 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-035	77445 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-038	77467 CORTE PICOLLO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-001	77614 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-002	45611 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-004	45655 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-005	45677 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-006	45699 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-011	45788 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-012	45766 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-013	77611 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-014	77633 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-015	77655 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-016	77626 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-017	77612 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-018	77638 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-019	45678 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-020	77613 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-021	77635 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-024	45721 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-025	45743 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-026	45785 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-027	45787 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-028	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-030	45633 W VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-001	77790 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-002	77768 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-003	77746 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-004	77724 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-005	77702 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22

**City of Indian Wells
Landscape & Lighting District No. 91-1
Fiscal Year 2025/2026 Preliminary Assessment Roll**

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A21, Villagio)	633-830-006	77680 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-007	77658 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-008	77636 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-009	77657 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-010	77679 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-011	77701 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-013	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-001	77641 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-002	77655 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-005	45854 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-006	45832 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-007	45810 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-008	45788 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-009	45766 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-010	45744 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-012	45678 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-013	77677 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-014	77699 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-015	77640 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-016	77726 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-017	45701 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-018	77704 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-019	77682 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-020	77660 VIA VENITO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-021	77723 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-022	77745 N VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-025	NO SITUS AVAILABLE	GLF	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-027	45700 E VIA VILLAGGIO	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-028	77669 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-029	77683 IROQUOIS DR	SFR	100	1,295.64	2,853.22
LLD No. 91-1 (Zone A23, Montelena)	633-860-001	45095 VIA CASTELLO	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-001	45095 VIA CASTELLO	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-002	76025 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-002	76025 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-003	76045 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-003	76045 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-004	76059 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-004	76059 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-005	76073 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-005	76073 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-006	76087 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-006	76087 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-007	76101 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-007	76101 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-008	76115 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-008	76115 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-009	76129 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-009	76129 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-010	76143 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-010	76143 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-011	76157 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-011	76157 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-012	76171 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-012	76171 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-013	76173 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-013	76173 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-015	76145 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-015	76145 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-017	76117 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-017	76117 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-019	76089 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-019	76089 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-021	76061 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-021	76061 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-024	76060 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-024	76060 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-026	76088 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-026	76088 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-028	76116 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-028	76116 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-030	76144 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-030	76144 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-032	76172 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-032	76172 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-036	76185 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-037	76199 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-038	76213 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-039	76227 VIA MONTELENA	SFR	100	1,246.02	1,532.51

City of Indian Wells
Landscape & Lighting District No. 91-1
Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A23, Montelena)	633-860-040	76229 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-043	76187 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-044	76186 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-047	76228 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-050	76215 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-051	76201 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-052	76200 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-053	76214 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-054	76159 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-054	76159 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-055	76158 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-055	76158 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-056	76131 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-056	76131 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-057	76130 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-057	76130 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-058	76103 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-058	76103 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-059	76102 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-059	76102 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-080	76075 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-080	76075 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-081	76074 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-081	76074 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-082	76047 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-082	76047 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-083	76046 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-083	76046 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A26, Province)	633-870-001	75060 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-002	NO SITUS AVAILABLE	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-003	NO SITUS AVAILABLE	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-004	45199 MANOR WAY	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-005	75052 HANCOCK PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-006	75049 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-010	75228 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-011	75212 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-012	75196 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-013	75180 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-014	75164 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-015	NO SITUS AVAILABLE	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-016	NO SITUS AVAILABLE	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-017	NO SITUS AVAILABLE	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-018	75100 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-019	75084 HANCOCK PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-020	75068 HANCOCK PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-021	75065 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-022	75081 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-023	75097 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-024	75113 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-025	75129 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-026	75145 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-027	75161 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-028	75177 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-029	75193 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-030	75209 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-031	75225 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-032	75216 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-057	75200 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-058	75184 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-059	75168 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-080	75152 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-081	75136 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-082	75120 PROMONTORY PL	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-083	75104 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-084	75088 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-085	75072 PROMONTORY PL	SFR	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-086	75071 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-087	75087 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-088	75103 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-089	75119 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-070	75135 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-071	75151 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-072	75167 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-073	75183 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-074	75199 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-001	45285 MANOR WAY	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-002	45369 MANOR WAY	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-003	45405 MANOR WAY	SFV	1.00	1,639.12	1,760.95

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A26, Province)	633-890-017	75323 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-018	75307 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-019	75291 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-020	75275 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-021	75259 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-011	44600 INDIAN WELLS LN	COM	127.80	97,391.26	97,438.50
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-031	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-032	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-033	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-034	44600 INDIAN WELLS LN	COM	0.36	274.34	274.47
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-035	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-036	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-037	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-038	44600 INDIAN WELLS LN	COM	0.48	365.78	365.97
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-039	44600 INDIAN WELLS LN	COM	0.12	91.44	91.49
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-040	44600 INDIAN WELLS LN	COM	0.66	502.94	503.20
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-041	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71

District	Parcel Count	EBU	Assessment	Max Tax
LLD No. 91-1 (Zone A1, El Dorado)	372	363.32	\$88,060.88	\$96,127.44
LLD No. 91-1 (Zone A11A, Club Drive)	10	160.98	51,751.76	59,470.92
LLD No. 91-1 (Zone A11C, Club Drive)	7	55.08	13,166.28	13,204.27
LLD No. 91-1 (Zone A19, Mountain Gate)	50	50.00	49,682.00	69,699.96
LLD No. 91-1 (Zone A2, Montecito/Stardu)	56	56.00	31,139.36	31,169.60
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	14	14.00	14,850.64	18,984.41
LLD No. 91-1 (Zone A21, Villagio)	94	94.00	121,790.16	268,202.60
LLD No. 91-1 (Zone A22, Vaidya)	13	13.00	7,750.60	13,944.80
LLD No. 91-1 (Zone A23, Montelena)	72	72.00	89,713.44	110,340.48
LLD No. 91-1 (Zone A25, Tract No. 27104)	45	45.00	57,423.60	75,680.72
LLD No. 91-1 (Zone A26, Province)	133	133.00	218,002.96	234,206.95
LLD No. 91-1 (Zone A3, Casa Dorado)	116	116.00	29,494.16	29,645.31
LLD No. 91-1 (Zone ASB, The Cove)	64	63.30	25,052.86	25,077.13
LLD No. 91-1 (Zone A8, IV Golf Resort)	14	438.90	334,468.00	334,630.35
LLD No. 91-1 (Zone C, The Colony)	64	64.00	73,639.68	292,786.80
LLD No. 91-1 (Zone D, PM 26494)	11	11.00	12,800.70	144,674.10
LLD No. 91-1 (Zone E, Desert Horizons)	520	630.71	545,602.78	549,236.18
Totals:	1,655	2,380.29	\$1,764,389.84	\$2,367,082.03