

ATTACHMENT #3

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, PRELIMINARILY APPROVING OF THE ENGINEER'S REPORT REGARDING THE CITY OF INDIAN WELLS DRAINAGE MAINTENANCE BENEFIT ASSESSMENT DISTRICT NO. 1 AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE FISCAL YEAR 2026-27 PURSUANT TO THE PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982

WHEREAS, the City Council of the City of Indian Wells (the "City Council") has, by Resolution ordered the preparation of the Engineer's Annual Levy Report (the "Engineer's Report") in connection with the City of Indian Wells Drainage Maintenance Benefit Assessment District No. 1 (the "Assessment District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027, to pay the maintenance, servicing and operation of the improvements, pursuant to provisions of the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with section 54703* (the "Act"); and

WHEREAS, the Assessment District Engineer has prepared and filed with the City Clerk of the City of Indian Wells, and the City Clerk has presented to the City Council such report entitled "City of Indian Wells Engineer's Annual Levy Report for the Drainage Maintenance Benefit Assessment District No. 1 Fiscal Year 2026-27" (the "Report"); and

WHEREAS, the City Council has examined and reviewed the Report as presented and is satisfied with the Report, including, without limitation, each of the budget items and documents as set forth therein, and is confident that the assessments have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as outlined in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF INDIAN WELLS AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

SECTION 2. That the Report, as presented consists of the following:

- (a) A Description of Improvements; and,
- (b) The Annual Budget (Costs and Expenses of Services, Operations, and Maintenance); and,
- (c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor's Parcel within the Assessment District for Fiscal Year 2026-27.

SECTION 3. The Report is hereby **APPROVED** on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify the passage and adoption of this Resolution, and the minutes of this meeting shall reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Indian Wells, California, at a special meeting held on this 5th day of March 2026.

DR. TOPER TAYLOR
MAYOR

CERTIFICATION FOR RESOLUTION NO. 2026-__

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 special meeting of the City Council of the City of Indian Wells the 5th day of March 2026, by the following vote:

AYES:

NOES:

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR
BEST BEST & KRIEGER LLP
CITY ATTORNEY

EXHIBIT "A"



City of Indian Wells

**Drainage Maintenance Benefit
Assessment District No. 1**

2026/2027 ENGINEER'S REPORT

Intent Meeting: March 5, 2026
Public Hearing: April 2, 2026

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ENGINEER'S REPORT AFFIDAVIT

Drainage Maintenance Benefit Assessment District No. 1

City of Indian Wells
Riverside County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, 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 _____, 2026.

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

By: _____
Chonney Gano, Project Manager
District Administration Services

By: _____
Tyrone Peter
P.E. # C 81888

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I. INTRODUCTION

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

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

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

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2026/2027. The budget and assessments are based on the City’s estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

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



I. DESCRIPTION OF THE DISTRICT

A. DISTRICT BOUNDARY

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

B. PLANS AND SPECIFICATIONS

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

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

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

C. IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT

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

The location of the drywell improvements is as follows:

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

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

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



II. METHOD OF ASSESSMENT

A. BACKGROUND

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

The assessed lots or parcels of real property within the District are listed on Assessment Rolls, attached as Exhibit 'A' of this Report. The Assessment Roll states the net amount to be assessed upon assessable lands within the District for Fiscal Year 2026/2027 and shows the assessment upon each lot and parcel within the District and identifies, by assessor parcel number, each assessable lot or parcel of land within the District. These lots or parcels are more particularly described on the County Assessment Roll, which is on file in the office of the Riverside County Assessor and by reference is made a part of this Report.

B. SPECIAL BENEFIT

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

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

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



C. APPORTIONMENT

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

D. ASSESSMENT RANGE FORMULA

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

Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January, and then adjust the existing assessment by an amount not to exceed such percentage for the following Fiscal Year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The percentage difference between January 2025 CPI and January 2026 CPI is 3.24%.

III. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

Maintenance costs

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

Utilities

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



Capital Replacement Cost/Renovations

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

Personnel/Overhead

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

Professional Fees

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

County Administration Fees

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

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

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

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

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



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

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



B. DISTRICT BUDGET

DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1 2026/2027 PROJECTED DISTRICT BUDGET	
DIRECT COSTS	
Maintenance Costs	\$40,750
Capital Replacement Costs	30,000
Utilities	0
Direct Subtotal	\$70,750
ADMINISTRATION COSTS	
Administrative Personnel Overhead	\$500
Public Works Personnel Overhead	500
Professional Fees	2,000
County Admin. Fees	50
Administration Subtotal	\$3,050
Total Direct and Administration Costs	\$73,800
LEVY ADJUSTMENTS	
Reserve Fund Contribution	(\$57,000)
Personnel/Overhead - City of Indian Wells Subsidy	0
Annual City Operating Contribution	0
City of Indian Wells Contribution and Subsidy Subtotal	(\$57,000)
Remaining Balance to Levy	\$16,800
DISTRICT STATISTICS	
Total Parcels	151
Total Parcels Levied	133
Total Equivalent Benefit Unit (EBU)	133
FY 2026/2027 Levy Rate per EBU (projected)	\$126.32
FY 2026/2027 Maximum Levy Rate per EBU Allowed	\$754.2215
Total Assessment Allowable Assessment	\$100,311.46
FY 2025/2026 Levy Rate per EBU	\$120.68
FY 2025/2026 Maximum Levy Rate per EBU Allowed	\$730.5200
FUND BALANCE INFORMATION	
Beginning Reserve Balance	\$522,110
Reserve Fund Collection/(Reduction)	(57,000)
Ending Reserve Fund Balance 6/30/2027	\$465,110



APPENDIX A - ASSESSMENT DIAGRAM

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





APPENDIX B - 2026/2027 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-ways or easements and dedicated common areas. These parcels will not be assessed.

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

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2026/2027. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

City of Indian Wells
 Drainage Maintenance Benefit Assessment District No. 1
 Fiscal Year 2026/2027
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-870-001	75060 PROMONTORY PL	SFR	1.0	\$126.32	\$754.22
633-870-002	NO SITUS AVAILABLE	SFV	1.0	126.32	754.22
633-870-003	NO SITUS AVAILABLE	SFV	1.0	126.32	754.22
633-870-004	45199 MANOR WAY	SFV	1.0	126.32	754.22
633-870-005	75052 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-006	75049 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-010	75228 HANCOCK PL	SFR	1.0	126.32	754.22
633-870-011	75212 HANCOCK PL	SFR	1.0	126.32	754.22
633-870-012	75196 HANCOCK PL	SFR	1.0	126.32	754.22
633-870-013	75180 HANCOCK PL	SFR	1.0	126.32	754.22
633-870-014	75164 HANCOCK PL	SFR	1.0	126.32	754.22
633-870-015	75148 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-016	75132 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-017	75116 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-018	75100 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-019	75084 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-020	75068 HANCOCK PL	SFV	1.0	126.32	754.22
633-870-021	75065 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-022	75081 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-023	75097 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-024	75113 PROMONTORY PL	SFV	1.0	126.32	754.22
633-870-025	75129 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-026	75145 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-027	75161 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-028	75177 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-029	75193 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-030	75209 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-031	75225 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-032	75216 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-057	75200 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-058	75184 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-059	75168 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-060	75152 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-061	75136 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-062	75120 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-063	75104 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-064	75088 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-065	75072 PROMONTORY PL	SFR	1.0	126.32	754.22
633-870-066	75071 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-067	75087 MANSFIELD DR	SFV	1.0	126.32	754.22
633-870-068	75103 MANSFIELD DR	SFV	1.0	126.32	754.22
633-870-069	75119 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-070	75135 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-071	75151 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-072	75167 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-073	75183 MANSFIELD DR	SFR	1.0	126.32	754.22
633-870-074	75199 MANSFIELD DR	SFR	1.0	126.32	754.22
633-880-001	45285 MANOR WAY	SFR	1.0	126.32	754.22
633-880-002	45369 MANOR WAY	SFR	1.0	126.32	754.22
633-880-003	45405 MANOR WAY	SFR	1.0	126.32	754.22
633-880-004	45435 MANOR WAY	SFR	1.0	126.32	754.22
633-880-005	75041 CITADEL PL	SFR	1.0	126.32	754.22
633-880-006	75057 CITADEL PL	SFV	1.0	126.32	754.22
633-880-007	75048 CITADEL PL	SFR	1.0	126.32	754.22
633-880-009	75050 PALISADES PL	SFV	1.0	126.32	754.22
633-880-010	75053 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-012	75073 CITADEL PL	SFR	1.0	126.32	754.22
633-880-013	75089 CITADEL PL	SFR	1.0	126.32	754.22
633-880-014	75105 CITADEL PL	SFR	1.0	126.32	754.22

City of Indian Wells
 Drainage Maintenance Benefit Assessment District No. 1
 Fiscal Year 2026/2027
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-880-015	75121 CITADEL PL	SFR	1.0	126.32	754.22
633-880-016	75185 CITADEL PL	SFR	1.0	126.32	754.22
633-880-017	75201 CITADEL PL	SFR	1.0	126.32	754.22
633-880-018	75217 CITADEL PL	SFR	1.0	126.32	754.22
633-880-019	75233 CITADEL PL	SFR	1.0	126.32	754.22
633-880-020	75224 CITADEL PL	SFR	1.0	126.32	754.22
633-880-021	75208 CITADEL PL	SFR	1.0	126.32	754.22
633-880-022	75192 CITADEL PL	SFR	1.0	126.32	754.22
633-880-023	75112 CITADEL PL	SFR	1.0	126.32	754.22
633-880-024	75096 CITADEL PL	SFR	1.0	126.32	754.22
633-880-025	75080 CITADEL PL	SFV	1.0	126.32	754.22
633-880-026	75064 CITADEL PL	SFR	1.0	126.32	754.22
633-880-032	75211 PALISADES PL	SFV	1.0	126.32	754.22
633-880-033	75227 PALISADES PL	SFV	1.0	126.32	754.22
633-880-034	75226 PALISADES PL	SFV	1.0	126.32	754.22
633-880-035	75210 PALISADES PL	SFV	1.0	126.32	754.22
633-880-036	75194 PALISADES PL	SFV	1.0	126.32	754.22
633-880-037	75114 PALISADES PL	SFV	1.0	126.32	754.22
633-880-038	75098 PALISADES PL	SFV	1.0	126.32	754.22
633-880-039	75082 PALISADES PL	SFV	1.0	126.32	754.22
633-880-040	75066 PALISADES PL	SFV	1.0	126.32	754.22
633-880-041	75069 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-042	75085 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-043	75101 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-044	75117 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-045	75197 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-046	75213 HANCOCK PL	SFR	1.0	126.32	754.22
633-880-047	75229 HANCOCK PL	SFR	1.0	126.32	754.22
633-880-052	75137 CITADEL PL	SFR	1.0	126.32	754.22
633-880-053	75153 CITADEL PL	SFR	1.0	126.32	754.22
633-880-054	75169 CITADEL PL	SFR	1.0	126.32	754.22
633-880-055	75176 CITADEL PL	SFR	1.0	126.32	754.22
633-880-056	75160 CITADEL PL	SFR	1.0	126.32	754.22
633-880-057	75144 CITADEL PL	SFR	1.0	126.32	754.22
633-880-058	75128 CITADEL PL	SFR	1.0	126.32	754.22
633-880-060	75147 PALISADES PL	SFV	1.0	126.32	754.22
633-880-061	75163 PALISADES PL	SFV	1.0	126.32	754.22
633-880-063	75178 PALISADES PL	SFV	1.0	126.32	754.22
633-880-064	75162 PALISADES PL	SFV	1.0	126.32	754.22
633-880-065	75146 PALISADES PL	SFV	1.0	126.32	754.22
633-880-066	75130 PALISADES PL	SFV	1.0	126.32	754.22
633-880-067	75133 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-068	75149 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-069	75165 HANCOCK PL	SFV	1.0	126.32	754.22
633-880-070	75181 HANCOCK PL	SFR	1.0	126.32	754.22
633-880-076	75051 PALISADES PL	SFR	1.0	126.32	754.22
633-880-077	75067 PALISADES PL	SFR	1.0	126.32	754.22
633-880-078	75083 PALISADES PL	SFR	1.0	126.32	754.22
633-880-080	75131 PALISADES PL	SFR	1.0	126.32	754.22
633-880-083	75099 PALISADES PL	SFR	1.0	126.32	754.22
633-880-084	75115 PALISADES PL	SFR	1.0	126.32	754.22
633-880-085	75179 PALISADES PL	SFR	1.0	126.32	754.22
633-880-087	75195 PALISADES PL	SFR	1.0	126.32	754.22
633-890-001	75268 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-002	75284 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-003	75300 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-004	75316 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-005	75332 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-006	75348 MANSFIELD DR	SFR	1.0	126.32	754.22

City of Indian Wells
 Drainage Maintenance Benefit Assessment District No. 1
 Fiscal Year 2026/2027
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-890-007	75364 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-008	75380 MANSFIELD DR	SFV	1.0	126.32	754.22
633-890-009	75396 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-010	75412 MANSFIELD DR	SFV	1.0	126.32	754.22
633-890-011	75419 MANSFIELD DR	SFV	1.0	126.32	754.22
633-890-012	75403 MANSFIELD DR	SFV	1.0	126.32	754.22
633-890-013	75387 MANSFIELD DR	SFV	1.0	126.32	754.22
633-890-014	75371 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-015	75355 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-016	75339 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-017	75323 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-018	75307 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-019	75291 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-020	75275 MANSFIELD DR	SFR	1.0	126.32	754.22
633-890-021	75259 MANSFIELD DR	SFR	1.0	126.32	754.22

Summary Fields	Value
Parcel Count:	133
EBU Total:	133.00
Applied Assessment Total:	\$16,800.56