

# Municipal Secondary Market Disclosure Information Cover Sheet

This cover sheet should be sent with all submissions made to the Municipal Securities Rulemaking Board, Nationally Recognized Municipal Securities Information Repositories, and any applicable State Information Depository, whether the filing is voluntary or made pursuant to Securities and Exchange Commission rule 15c2-12 or any analogous state statute. See [www.sec.gov/info/municipal/nrmsir.htm](http://www.sec.gov/info/municipal/nrmsir.htm) for list of current NRMSIRs and SIDs

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## IF THIS FILING RELATES TO A SINGLE BOND ISSUE:

Provide name of bond issue exactly as it appears on the cover of the Official Statement  
(please include name of state where Issuer is located):

\$6,785,000
Community Facilities District No. 2002-1
of the Temecula Valley Unified School District
(Improvement Area No. 1)
Series 2012 Special Tax Refunding Bonds

Provide nine-digit CUSIP\* numbers if available, to which the information relates:

87970HJZ9	87970HKG9	87970HKP9
87970HKA2	87970HHK7	87970HKQ7
87970HKB0	87970HKJ3	87970HKR5
87970HKC8	87970HKK0	87970HKS3
87970HKD6	87970HKL8	87970HKT1
87970HKE4	87970HKM6	
87970HKF1	87970HKN4	

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## IF THIS FILING RELATES TO ALL SECURITIES ISSUED BY THE ISSUER OR ALL SECURITIES OF A SPECIFIC CREDIT OR ISSUED UNDER A SINGLE INDENTURE:

Issuer's Name (please include name of state where Issuer is located):

Other Obligated Person's Name (if any):

(Exactly as it appears on the Official Statement Cover)

Provide six-digit CUSIP\* number(s) if available, of Issuer:

\*(Contact CUSIP's Municipal **Disclosure** Assistance Line at 212.438.6518 for assistance with obtaining the proper CUSIP numbers.)

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## TYPE OF FILING:

☒ Electronic (total number of pages) 33 ☐ Paper (total number of pages) \_\_\_\_\_

If information is also available on the Internet, give URL: \_\_\_\_\_

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**WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)****A. ☒ Annual Financial Information and Operating Data pursuant to Rule 15c2-12**

(Financial information and operating data should not be filed with the MSRB.)

**Fiscal Period Covered:** 2019/20**B. ☐ Financial Statements or CAFR pursuant to Rule 15c2-12****Fiscal Period Covered:** 2019/20 Audited Financials filed independently of this Report on the EMMA website.**C. ☐ Notice of a Material Event pursuant to Rule 15c2-12 (Check as appropriate)**

- |  |  |
|--|--|
| 1. <input type="checkbox"/> Principal and interest payment delinquencies                                 | 6. <input type="checkbox"/> Adverse tax opinions or events affecting the tax-exempt status of the security   |
| 2. <input type="checkbox"/> Non-payment related defaults   | 7. <input type="checkbox"/> Modifications to rights of security holders                                      |
| 3. <input type="checkbox"/> Unscheduled draws on debt service reserves reflecting financial difficulties | 8. <input type="checkbox"/> Bond calls   |
| 4. <input type="checkbox"/> Unscheduled draws on credit enhancements reflecting financial difficulties   | 9. <input type="checkbox"/> Defeasances  |
| 5. <input type="checkbox"/> Substitution of credit or liquidity providers, or their failure to perform   | 10. <input type="checkbox"/> Release, substitution, or sale of property securing repayment of the securities |
|  | 11. <input type="checkbox"/> Rating changes  |

**D. ☐ Notice of Failure to Provide Annual Financial Information as Required****E. ☐ Other Secondary Market Information**

(Specify):

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**I hereby represent that I am authorized by the issuer or obligor or its agent to distribute this information publicly:****Issuer Contact:**

Name	Nicole Lash, CPA	Title	Assistant Superintendent, Business Services			
Employer	Temecula Valley Unified School District					
Address	31350 Rancho Vista Road	City	Temecula	State	CA	Zip Code 92592
Telephone	951-506-7940	Fax	951-506-3557			
Email Address			Relationship to Issuer			

**Dissemination Agent Contact, if any:**

Name	Barbara Hale-Carter	Title	Principal			
Employer	Special District Financing & Administration					
Address	437 W. Grand Avenue	City	Escondido	State	CA	Zip Code 92025
Telephone	760-233-2630	Fax	760-233-2631			
Email Address	barbc@sdfa.com			Relationship to Issuer Special Tax Consultant		

**Obligor Contact, if any:**

Name			Title			
Employer						
Address		City		State		Zip Code
Telephone			Fax			
Email Address			Relationship to Issuer			

**Investor Relations Contact, if any:**

Name			Title			
Telephone			Email Address			

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## Annual Disclosure Report

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Temecula Valley Unified School District  
Community Facilities District No. 2002-1  
(Improvement Area No. 1)  
2012 Special Tax Refunding Bonds  
\$6,785,000

February 15, 2021

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Secondary-Market Disclosure Information  
as Required by SEC Rule 15c2-12

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**Temecula Valley Unified School District**  
31350 Rancho Vista Road  
Temecula, CA 92592  
Telephone: 951-506-7940 Fax: 951-506-3557  
Contact: Nicole Lash, CPA - Assistant Superintendent, Business Services

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**SPECIAL DISTRICT FINANCING & ADMINISTRATION**

437 W. Grand Avenue  
Escondido CA 92025  
760 • 233 • 2630 Fax 233 • 2631



SUPERINTENDENT

Jodi McClay, Ed.D.

BOARD OF EDUCATION

Barbara Brosch

Sandy Hinkson

Steve Loner

Steven Schwartz

Adam Skumawitz

February 1, 2021

**RE: SECONDARY MARKET DISCLOSURE INFORMATION AS REQUIRED BY SEC  
RULE 15c2-12**

The attached Report has been produced in accordance with the Continuing Disclosure Agreement executed in connection with the issuance of the **Temecula Valley Unified School District, Community Facilities District No. 2002-1, Improvement Area No. 1, Series 2012 Special Tax Refunding Bonds**, in the principal amount of \$6,785,000.

As a qualified representative of the Temecula Valley Unified School District, I have reviewed the contents of this Report and certify that to the best of my knowledge the information contained herein is completed and factually correct.

If there are any questions regarding the information provided, please be in contact at 951-506-7940.

Sincerely,

Nicole Lash, CPA  
Assistant Superintendent, Business Services

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# Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2002-1

(Improvement Area No. 1)

Series 2012 Special Tax Refunding Bonds - \$6,785,000

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## ISSUER STATEMENT REGARDING REPORT CONTENTS

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### *Data Disclosed in this Report*

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This Report has been prepared by Special District Financing & Administration ("SDFA") on behalf of Community Facilities District No. 2002-1 of the Temecula Valley Unified School District in connection with the issuance of \$6,785,000 Temecula Valley Unified School District Community Facilities District No. 2002-1 (Improvement Area No. 1) 2012 Special Tax Refunding Bonds (the "Bonds"). It has been produced in accordance with the Continuing Disclosure Certificate ("CDC") executed in connection with the issuance of the Bonds. The information included was deemed to be pertinent in evaluating the market value of the securities at the time that the Bonds were issued. It has been prepared solely for the purpose of complying with the requirements of the Continuing Disclosure Agreement. This information is not to be used or referenced for any other purpose without the written consent of the Issuer.

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### *Reliability and Verification of Data*

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Some of the information contained in this Report may have been provided or compiled by independent third parties including, in some cases, obligated parties that may have an interest that is in conflict with the interest of potential purchasers of the securities. Additionally, some of the information may have been extracted from data provided and compiled by other entities including the paying agent, property owners, other municipal agencies, the County Assessor, County Auditor and the Treasurer/Tax Collector. SDFA and the Issuer have not independently verified the accuracy of the data provided by such parties and make no representations to its accuracy.

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***Review of Information***

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A qualified representative of the Temecula Valley Unified School District has reviewed the contents of this Report and certifies that to the best of his/her knowledge the information contained herein is factually correct.

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# Annual Disclosure Report

Temecula Valley Unified School District  
Community Facilities District No. 2002-1  
(Improvement Area No. 1)  
Series 2012 Special Tax Refunding Bonds - \$6,785,000

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## SUMMARY OF THE CONTINUING DISCLOSURE AGREEMENT

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The CDC establishes that, for the benefit of bondholders and beneficial owners of the Bonds, the Issuer has agreed to make specific information available and update the information annually. This information is intended to assist current and potential bondholders in making an informed purchase decision. The CDC sets forth the date each year by which information is to be provided; the specific information that must be provided; and the means for making this information available in the market place.

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### ***Reporting Dates***

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The District shall cause the Dissemination Agent to provide to the MSRB through the EMMA System in an electronic format and accompanied by identifying information as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 of the Disclosure Certificate not later than seven and one half months after the June 30 end of the District's fiscal year (which currently would be February 15) commencing with the report for the 2011-12 Fiscal Year.

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### ***Contents of the Annual Report***

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In accordance with Section 4, "Content of Annual Report," of the Continuing Disclosure Agreement, the Annual Report of the Issuer shall contain or include by reference the following:

<u>Section</u>	<u>Description</u>
4(a)	Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the Audited Financial Statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the Audited Financial Statements shall be filed in the same manner as the Annual Report when they become available.



4(b) The following information regarding the Bonds:

- (i) Principal amount of Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report;
- (ii) Balance in Prepayment Account of the Special Tax Fund as of a date within 90 days of the date of the Annual Report;
- (iii) Balance in Bond Fund as of a date within 90 days of the date of the Annual Report;
- (iv) Balance in Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report;
- (v) Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report;
- (vi) Information regarding the annual special taxes levied in the District, amount collected, delinquent amounts and percent delinquent for the most recent Fiscal Year;
- (vii) Status of foreclosure proceedings of parcels, if any, within the District and summary of results of foreclosure sales, if available;
- (viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records;
- (ix) The total dollar amount of delinquencies in the District as of August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the District as of such August 1 or such more recent date as determined by the District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies. Length of delinquency and status of any foreclosure of each such parcel;
- (x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the District for the prior Fiscal Year and the amount of Bonds prepaid;
- (xi) Any changes to the Rate and Method of Apportionment for the District set forth in Appendix A to the Official Statement; and
- (xii) A copy of the annual information required to be filed by the District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information.

4(c) In addition to any of the information expressly required to be provided under paragraphs (a) and (b) of this Section, the District shall provide such further information, if any, as may be necessary to make the specifically required statements set forth in clauses (i) to (ix), in the light of the circumstances under which they were made, not misleading for purposes of applicable federal securities laws.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which have been submitted to the MSRB through the EMMA System or the Securities and Exchange Commission. If the document included by reference is a final Official Statement, it must be available from the MSRB. The District shall clearly identify each such other document so included by reference.

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***Dissemination of the Annual Report***

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Special District Financing & Administration is acting as Dissemination Agent on behalf of the Temecula Valley Unified School District. The Dissemination Agent is not responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to the Disclosure Agreement.

This Annual Report is being provided through the electronic filing requirements of the MSRB EMMA system approved by the Securities and Exchange Commission at <http://emma.msrb.org/> and the following:

Fiscal Agent:

John Axt  
U.S. Bank Global Corporate Trust Services  
633 West Fifth Street, 24<sup>th</sup> Floor  
LM-CA-T24T  
Los Angeles, CA 90071  
Telephone: (213) 615-6005  
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# Annual Disclosure Report

Temecula Valley Unified School District  
Community Facilities District No. 2002-1

(Improvement Area No. 1)

Series 2012 Special Tax Refunding Bonds - \$6,785,000

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## REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

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The Temecula Valley Unified School District CFD No. 2002-1 IA-1 Series 2012 Special Tax Refunding Bonds issued in the amount of \$6,785,000 were delivered on or about August 14, 2012.

There have been no Significant Event filings regarding the 2012 Series Special Tax Refunding Bonds.

Details of all relevant data are contained within the appendices to this report.

# Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2002-1

(Improvement Area No. 1)

Series 2012 Special Tax Refunding Bonds - \$6,785,000

## APPENDICES

Appendix	CDA Section No.	Description
<b>A</b>	<b>4(a)</b>	<b>2019/20 Audited Financial Statements</b>
<b>B</b>	<b>4(b)(i)-(vi) and (ix) – (xi)</b>	<b>Principal Outstanding, Fund/Account Balances, Statement of Reserve Fund Requirement, Special Tax Levy Summary for previous Fiscal Year, Total Amount of Delinquencies in District, Prepayment Information for prior Fiscal Year, Changes to Rate and Method of Apportionment.</b>
<b>C</b>	<b>4(b)(vii)</b>	<b>Status of Foreclosure Proceedings</b>
<b>D</b>	<b>4(b)(viii)</b>	<b>Assessed Values (Improved and Unimproved)</b>
<b>E</b>	<b>4(b)(xii)</b>	<b>CDIAC Report</b>

## **APPENDIX A: 2019/20 Audited Financial Statements**

The 2019/20 Audited Financial Statements have been filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on January 25, 2021 and is incorporated by reference as noted below.

The Audited Financial Statements of the Temecula Valley Unified School District may be downloaded at the following URL: <https://emma.msrb.org/P31409803-P31096126-P31505540.pdf>

## APPENDIX B: Financial Information or Operating Data

Account Balances as of January 4, 2021, unless otherwise noted:

(i) Principal amount of Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report:	\$4,775,000.00
(ii) Balance in Prepayment Account of Special Tax Fund as of a date within 90 days of the date of the Annual Report:	
Special Tax Fund Balance:	\$0.29
Prepayment Account Balance:	\$0.00
(iii) Balance in Bond Fund as of a date within 90 days of the Annual Report:	
Bond Fund Balance:	\$0.00
Principal Account Balance:	\$0.00
Interest Account Balance:	\$0.22
(iv) Balance in Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report:	
Reserve Fund Balance:	\$499,183.70
Reserve Fund Requirement:	\$499,131.26
Statement of Reserve Requirement:	
The Reserve Requirement means with respect to the Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, (ii) Maximum Annual Debt Service, or (iii) 125% of average Annual debt Service on the Bonds.	
10% of Original Principal Amount of Bonds:	\$678,500.00
Maximum Annual Debt Service:	\$499,131.26
125% of Average Annual Debt Service:	\$620,533.66
(v) Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report:	
Administrative Expense Fund Balance:	\$9,625.12
Redemption Fund Balance:	\$0.00
Optional Redemption Account Balance:	\$0.00
Sinking Fund Redemption Account Balance:	\$0.00
Mandatory Redemption Account Balance:	\$0.00
Rebate Fund Balance:	\$0.00
Cost of Issuance Fund Balance:	\$0.00

- (vi) Information regarding the annual special taxes levied in the District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year:

Fiscal Year 2019/20

Amount Levied:	\$644,229.24
Amount Collected:	\$641,877.44
Amount Delinquent with County as of 7/01/2020:	\$2,351.80
Amount Delinquent with Foreclosure Counsel 9/24/2020:	\$0.00
Percentage Delinquent as of 9/24/2020:	0.37%

- (vii) Status of foreclosure proceedings of parcels, if any, within the District and summary of results of foreclosure sales, if available:

(Please refer to Appendix C.)

- (viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records:

(Please refer to Appendix D.)

- (ix) The total dollar amount of delinquencies in the District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the District as of such August 1 or such more recent date as determined by the District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies, length of delinquency and status of any foreclosure of each such parcel:

Total Delinquencies in the District as of August 2020

Total Delinquencies in District:	\$4,007.08
Total Special Tax Levied in FY 2019/20:	\$644,229.24
Percentage of Total Delinquencies in District:	0.62%

- (x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the District for the prior Fiscal Year and the amount of Bonds prepaid:

No parcels prepaid their Special Tax obligation in the prior fiscal year.

- (xi) Any changes to the Rate and Method of Apportionment for the District set forth in Appendix A to the Official Statement:

There have been no changes to the Rate and Method of Apportionment.

- (xii) A copy of the annual information required to be filed by the District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information.

(Please refer to Appendix E.)



## ***APPENDIX C: Status of Foreclosure Proceedings***

Status of Foreclosure Proceedings of parcels, if any, within the District and summary of results of foreclosure sales, if any.

**Temecula Valley Unifed School District  
Community Facilities District No. 2002-1 Improvement Area 1  
Status of Foreclosure Proceedings**

<i>Fiscal Year</i>	<i>Number of Parcels Levied</i>	<i>Total Special Tax Levied</i>	<i>Total Parcels Delinquent</i>	<i>Total Amount Delinquent</i>	<i>Total % Delinquent</i>	<i>Number of Delinquent Parcels with the County</i>	<i>Amount Delinquent with the County</i>	<i>County Delinquency Data Report Date <sup>(1)</sup></i>	<i>Number of Delinquent Parcels with Foreclosure Attorney <sup>(2)</sup></i>	<i>Amount Delinquent with Foreclosure Attorney</i>	<i>Delinquencies with Foreclosure Attorney Updated as of</i>	<i>Status of Foreclosure Proceedings</i>
2019/20	581	\$ 644,229.24	4	\$2,351.80	0.37%	4	\$2,351.80	7/1/2020	0	\$0.00	9/24/2020	N/A
2018/19	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2017/18	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2016/17	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2015/16	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2014/15	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2013/14	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2012/13	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2011/12	581	\$ 644,229.24	0	\$0.00	0.00%	0	\$0.00	7/1/2020	0	\$0.00	9/24/2020	N/A
2009/10	581	\$ 644,229.24	1	\$827.64	0.13%	0	\$0.00	7/1/2020	1	\$827.64	9/24/2020	Unresolved
2008/09	581	\$ 644,229.24	1	\$827.64	0.13%	0	\$0.00	7/1/2020	1	\$827.64	9/24/2020	Unresolved

<sup>(1)</sup> The source for the amount delinquent is the County of Riverside Delinquency Report date as indicated.

<sup>(2)</sup> On November 13, 2007, Resolution No. 2007-08/15 was adopted by the Board initiating foreclosure proceedings in compliance with the delinquency covenants against property owners whose delinquent special taxes are over the delinquency covenant threshold. A Certificate Authorizing Commencement of Foreclosure is taken to the Board annually, if required by the delinquency covenants, against property owners whose delinquent special taxes are over the delinquency covenant threshold. If collection from the property owner or lender is not obtained, the District's Foreclosure Attorney will file foreclosure proceedings in Superior Court pursuant to Government Code Section 53356.1.

## ***APPENDIX D: Assessed Value (Improved and Unimproved)***

The Assessed Values (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within CFD 2002-1 IA-1 follow.

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

<u>Assessor Parcel Number</u>	<u>Lot Number</u>	<u>Assessed Improvement Value</u>	<u>Assessed Land Value</u>	<u>Tract Number</u>
957530001	1	\$390,988	\$103,906	26828
957530002	2	\$413,483	\$103,906	26828
957530003	3	\$430,440	\$127,500	26828
957530004	4	\$300,254	\$70,643	26828
957530005	5	\$334,280	\$143,263	26828
957530006	6	\$272,484	\$56,294	26828
957530007	7	\$281,379	\$57,419	26828
957530008	8	\$354,302	\$108,086	26828
957530009	9	\$246,005	\$58,567	26828
957530010	10	\$281,493	\$56,294	26828
957530011	11	\$304,861	\$70,844	26828
957530012	12	\$375,991	\$102,835	26828
957530013	13	\$473,280	\$127,500	26828
957531001	14	\$253,342	\$56,294	26828
957531002	15	\$405,985	\$114,618	26828
957531003	16	\$256,430	\$58,567	26828
957531004	17	\$362,066	\$115,690	26828
957531005	18	\$400,498	\$108,242	26828
957531006	19	\$250,369	\$57,419	26828
957531007	20	\$306,260	\$108,086	26828
957531008	21	\$338,650	\$145,135	26828
957531009	22	\$322,151	\$58,567	26828
957531010	23	\$271,460	\$70,810	26828
957531011	24	\$390,988	\$110,334	26828
957531012	25	\$367,422	\$109,262	26828
957531013	26	\$337,792	\$56,293	26828
957531014	27	\$287,122	\$57,418	26828
957531015	28	\$275,295	\$58,565	26828
957531016	29	\$341,708	\$146,446	26828
957531017	30	\$351,789	\$108,242	26828
957531018	31	\$283,265	\$59,005	26828
957531019	32	\$340,669	\$109,891	26828
957531020	33	\$318,986	\$136,708	26828
957531021	34	\$330,661	\$100,875	26828
957531022	35	\$346,377	\$108,242	26828
957531023	36	\$275,293	\$58,567	26828
957531024	37	\$355,000	\$125,000	26828
957531025	38	\$207,527	\$70,640	26828
957531026	39	\$313,539	\$57,418	26828
957531027	40	\$294,367	\$70,641	26828
957531028	41	\$373,849	\$104,978	26828
957531029	42	\$390,182	\$108,241	26828
957531030	43	\$374,920	\$103,906	26828
957531031	44	\$394,654	\$78,814	26828
957531032	45	\$388,846	\$89,981	26828
957531033	46	\$396,344	\$104,978	26828
957531034	47	\$412,412	\$106,049	26828
957531035	48	\$340,000	\$125,000	26828
957531036	49	\$358,683	\$112,086	26828
957531037	50	\$335,000	\$125,000	26828
957540001	37	\$348,846	\$149,505	26828-2
957540002	38	\$369,564	\$101,764	26828-2
957540003	39	\$345,000	\$125,000	26828-2
957540004	40	\$370,045	\$109,891	26828-2
957540005	41	\$297,428	\$59,007	26828-2
957540006	42	\$363,137	\$115,690	26828-2

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
957540007	43	\$353,747	\$125,000	26828-2
957540008	44	\$317,116	\$70,641	26828-2
957540009	45	\$346,770	\$59,007	26828-2
957540010	1	\$253,757	\$70,810	26828-1
957540011	2	\$398,486	\$118,903	26828-1
957540012	3	\$403,842	\$114,618	26828-1
957540013	4	\$253,758	\$70,809	26828-1
957540014	5	\$395,273	\$108,191	26828-1
957540015	6	\$416,697	\$99,622	26828-1
957540016	7	\$308,280	\$132,119	26828-1
957540017	8	\$342,291	\$146,696	26828-1
957540018	9	\$345,423	\$148,037	26828-1
957540019	10	\$313,905	\$129,890	26828-1
957540020	11	\$291,720	\$58,567	26828-1
957540021	12	\$431,694	\$109,262	26828-1
957540022	13	\$397,415	\$101,764	26828-1
957540023	14	\$399,558	\$116,761	26828-1
957540024	15	\$387,774	\$113,547	26828-1
957540025	16	\$280,365	\$56,294	26828-1
957540026	17	\$271,461	\$70,809	26828-1
957540027	18	\$375,136	\$160,772	26828-1
957540028	19	\$321,300	\$127,500	26828-1
957540029	20	\$362,614	\$108,242	26828-1
957540030	21	\$308,280	\$132,119	26828-1
957540031	22	\$326,531	\$56,294	26828-1
957540032	23	\$335,037	\$58,567	26828-1
957540033	24	\$353,496	\$125,330	26828-1
957540034	25	\$409,198	\$108,191	26828-1
957540035	26	\$292,745	\$58,567	26828-1
957540036	27	\$346,914	\$112,085	26828-1
957540037	28	\$241,380	\$70,640	26828-1
957540038	29	\$332,000	\$125,000	26828-1
957540039	30	\$346,163	\$109,892	26828-1
957541001	31	\$368,954	\$94,191	26828-1
957541002	32	\$319,474	\$58,567	26828-1
957541003	33	\$317,937	\$136,258	26828-1
957541004	34	\$390,000	\$125,000	26828-1
957541005	35	\$253,156	\$70,640	26828-1
957541006	1	\$304,580	\$58,567	26828-2
957541007	2	\$363,137	\$115,690	26828-2
957541008	3	\$385,632	\$117,832	26828-2
957541009	4	\$364,000	\$125,000	26828-2
957541010	5	\$403,204	\$108,242	26828-2
957541011	6	\$366,180	\$127,500	26828-2
957541012	7	\$269,435	\$70,283	26828-2
957550001	8	\$323,605	\$67,553	26828-2
957550002	9	\$412,412	\$108,191	26828-2
957550004	11	\$365,279	\$112,476	26828-2
957550005	12	\$242,330	\$68,905	26828-2
957550006	13	\$300,852	\$128,936	26828-2
957550007	14	\$214,885	\$58,866	26828-2
957550008	15	\$334,280	\$148,569	26828-2
957550009	16	\$347,000	\$125,000	26828-2
957550010	17	\$322,162	\$70,643	26828-2
957550011	18	\$407,056	\$112,476	26828-2
957550013	10	\$333,389	\$108,241	26828-2
957551001	19	\$253,342	\$56,294	26828-2

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
957551002	20	\$394,090	\$56,294	26828-2
957551003	21	\$265,562	\$70,810	26828-2
957551004	22	\$338,860	\$82,417	26828-2
957551005	23	\$270,817	\$76,529	26828-2
957551006	24	\$291,429	\$112,086	26828-2
957552001	25	\$283,264	\$70,810	26828-2
957552002	26	\$383,168	\$108,242	26828-2
957552003	27	\$318,690	\$109,892	26828-2
957552004	28	\$203,700	\$58,865	26828-2
957552005	29	\$369,564	\$107,120	26828-2
957552006	30	\$341,467	\$105,966	26828-2
957552007	31	\$281,146	\$58,567	26828-2
957552008	32	\$325,645	\$149,968	26828-2
957552009	33	\$322,152	\$58,566	26828-2
957552010	34	\$348,765	\$149,470	26828-2
957552011	35	\$297,459	\$57,418	26828-2
957552012	36	\$365,321	\$108,241	26828-2
964250001	1	\$261,167	\$67,248	28753
964250002	2	\$302,444	\$84,896	28753
964250003	3	\$171,905	\$58,865	28753
964250004	4	\$293,953	\$106,120	28753
964250006	9	\$306,918	\$104,040	28753-17
964250007	10	\$162,970	\$180,149	28753-17
964250008	11	\$253,874	\$157,466	28753-17
964250009	1	\$254,658	\$92,688	28753-12
964250010	2	\$175,716	\$70,283	28753-12
964250011	3	\$118,988	\$180,149	28753-12
964250012	4	\$252,753	\$87,913	28753-12
964250013	5	\$276,020	\$86,593	28753-12
964250014	6	\$158,146	\$70,283	28753-12
964250015	7	\$255,054	\$92,689	28753-12
964250016	8	\$301,716	\$104,040	28753-12
964250017	9	\$194,745	\$70,809	28753-12
964250018	10	\$173,996	\$74,649	28753-12
964250019	11	\$311,100	\$102,000	28753-12
964250020	12	\$262,643	\$87,911	28753-12
964250021	13	\$293,052	\$90,774	28753-12
964250022	14	\$144,117	\$180,149	28753-12
964250023	15	\$289,467	\$92,804	28753-12
964250024	16	\$297,668	\$86,593	28753-12
964250025	17	\$143,557	\$68,906	28753-12
964250026	18	\$161,936	\$68,905	28753-12
964250027	19	\$263,530	\$92,690	28753-12
964250028	20	\$300,900	\$102,000	28753-12
964250030	1	\$166,532	\$68,903	28753-7
964250031	2	\$275,628	\$214,378	28753-7
964250032	3	\$177,039	\$70,810	28753-7
964250033	4	\$308,289	\$66,202	28753-7
964250034	5	\$194,517	\$58,867	28753-7
964250035	6	\$217,178	\$66,202	28753-7
964250036	7	\$293,392	\$104,040	28753-7
964250037	8	\$271,872	\$66,202	28753-7
964250038	15	\$250,556	\$87,913	28753-7
964250039	16	\$144,117	\$180,149	28753-7
964250040	17	\$274,184	\$87,911	28753-7
964250041	18	\$286,110	\$104,040	28753-7
964250042	19	\$259,692	\$92,690	28753-7

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964250043	20	\$318,362	\$104,040	28753-7
964250045	1	\$286,526	\$84,896	28753-2
964250046	2	\$323,502	\$86,767	28753-2
964250047	3	\$206,057	\$70,641	28753-2
964250048	4	\$273,593	\$92,689	28753-2
964250049	5	\$327,726	\$104,040	28753-2
964251001	5	\$265,302	\$106,120	28753
964251002	6	\$273,872	\$90,993	28753
964251003	7	\$306,043	\$90,993	28753
964251004	8	\$225,755	\$67,554	28753
964251005	9	\$283,509	\$104,040	28753
964251006	10	\$304,551	\$90,992	28753
964251007	11	\$309,534	\$90,993	28753
964251008	12	\$325,000	\$100,000	28753
964251009	13	\$310,080	\$102,000	28753
964251010	14	\$307,750	\$84,896	28753
964251011	15	\$285,464	\$84,896	28753
964251012	16	\$310,311	\$90,993	28753
964251013	17	\$242,091	\$170,321	28753
964251014	18	\$282,423	\$90,993	28753
964251015	19	\$214,290	\$87,913	28753
964251017	1	\$282,463	\$89,666	28753-17
964251018	2	\$358,938	\$104,040	28753-17
964251019	3	\$185,783	\$67,553	28753-17
964251020	4	\$269,012	\$67,250	28753-17
964251021	5	\$222,810	\$166,036	28753-17
964251022	6	\$269,238	\$87,913	28753-17
964251023	7	\$216,106	\$78,458	28753-17
964251024	8	\$340,000	\$100,000	28753-17
964252001	12	\$289,007	\$86,593	28753-17
964252002	13	\$143,442	\$68,906	28753-17
964252003	14	\$230,821	\$67,554	28753-17
964252004	15	\$220,667	\$168,178	28753-17
964252005	16	\$315,000	\$100,000	28753-17
964252006	21	\$188,841	\$70,810	28753-12
964252007	22	\$135,726	\$70,810	28753-12
964252008	23	\$300,900	\$102,000	28753-12
964252009	24	\$295,473	\$104,040	28753-12
964252010	25	\$157,916	\$68,905	28753-12
964252011	26	\$230,420	\$92,688	28753-12
964252012	9	\$204,599	\$184,246	28753-7
964252013	10	\$264,854	\$66,202	28753-7
964252014	11	\$280,908	\$104,040	28753-7
964252015	12	\$200,984	\$68,905	28753-7
964252016	13	\$304,980	\$102,000	28753-7
964252017	14	\$252,753	\$87,913	28753-7
964260001	17	\$338,130	\$104,040	28753-2
964260002	18	\$188,906	\$70,809	28753-2
964260003	19	\$242,339	\$92,688	28753-2
964260004	20	\$303,080	\$86,593	28753-2
964260005	21	\$197,042	\$67,554	28753-2
964260006	22	\$214,290	\$87,913	28753-2
964260007	23	\$306,918	\$104,040	28753-2
964260008	24	\$272,134	\$66,202	28753-2
964260009	25	\$232,450	\$172,463	28753-2
964260010	26	\$358,749	\$66,202	28753-2
964260011	27	\$360,140	\$66,202	28753-2

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964260013	1	\$397,500	\$100,000	28753-15
964260014	2	\$236,797	\$58,866	28753-15
964260015	3	\$330,721	\$90,993	28753-15
964260016	4	\$222,542	\$70,640	28753-15
964260017	5	\$364,778	\$86,593	28753-15
964260018	6	\$439,192	\$86,767	28753-15
964260019	7	\$381,347	\$77,126	28753-15
964260020	8	\$419,982	\$86,593	28753-15
964260021	9	\$224,250	\$70,809	28753-15
964260022	10	\$355,425	\$90,992	28753-15
964260023	11	\$332,928	\$104,040	28753-15
964260024	12	\$339,954	\$90,993	28753-15
964260025	13	\$255,904	\$58,865	28753-15
964260026	14	\$264,152	\$68,906	28753-15
964260027	15	\$340,210	\$104,040	28753-15
964261001	6	\$220,667	\$168,178	28753-2
964261002	7	\$293,953	\$106,120	28753-2
964261003	8	\$258,248	\$87,913	28753-2
964261004	9	\$264,424	\$89,119	28753-2
964261005	10	\$188,841	\$70,810	28753-2
964261006	11	\$256,606	\$66,201	28753-2
964261007	12	\$217,850	\$76,816	28753-2
964261008	13	\$291,790	\$66,202	28753-2
964261009	14	\$203,700	\$95,370	28753-2
964261010	15	\$276,020	\$86,593	28753-2
964261011	16	\$146,000	\$147,180	28753-2
964270001	9	\$324,729	\$106,120	28753-4
964270002	10	\$308,242	\$89,667	28753-4
964270003	11	\$294,784	\$92,690	28753-4
964270004	12	\$295,444	\$92,688	28753-4
964270005	13	\$245,496	\$70,809	28753-4
964270006	14	\$281,726	\$143,541	28753-4
964270007	15	\$295,067	\$70,809	28753-4
964270008	1	\$343,740	\$102,000	28753-9
964270009	2	\$348,542	\$86,593	28753-9
964270010	3	\$318,362	\$106,120	28753-9
964270011	4	\$267,503	\$105,936	28753-9
964270012	5	\$300,321	\$106,120	28753-9
964270013	6	\$303,511	\$132,421	28753-9
964270014	7	\$283,586	\$70,896	28753-9
964270015	8	\$374,544	\$104,040	28753-9
964270016	9	\$266,177	\$132,421	28753-9
964270017	10	\$262,201	\$79,447	28753-9
964270018	11	\$221,889	\$70,810	28753-9
964270019	12	\$338,130	\$104,040	28753-9
964270020	13	\$301,858	\$119,173	28753-9
964270021	14	\$389,674	\$86,593	28753-9
964270022	15	\$302,199	\$66,202	28753-9
964270023	16	\$284,389	\$79,446	28753-9
964270024	17	\$401,700	\$100,693	28753-9
964270025	18	\$249,624	\$112,553	28753-9
964270026	19	\$211,942	\$58,865	28753-9
964271001	1	\$160,787	\$68,905	28753-3
964271002	2	\$263,407	\$89,666	28753-3
964271003	3	\$322,524	\$104,040	28753-3
964271004	4	\$260,446	\$87,913	28753-3
964271005	5	\$166,183	\$54,484	28753-3



Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964271006	6	\$288,649	\$106,117	28753-3
964271007	7	\$301,007	\$141,398	28753-3
964271008	8	\$261,543	\$66,201	28753-3
964271009	9	\$180,310	\$68,906	28753-3
964271010	10	\$337,008	\$102,000	28753-3
964271012	1	\$213,504	\$88,305	28753-8
964271013	2	\$333,000	\$100,000	28753-8
964271014	3	\$227,284	\$82,486	28753-8
964271015	4	\$213,932	\$67,554	28753-8
964271016	5	\$243,665	\$66,202	28753-8
964271017	6	\$277,441	\$148,897	28753-8
964271018	7	\$248,001	\$79,446	28753-8
964271020	15	\$263,406	\$84,064	28753-13
964271021	16	\$203,274	\$97,980	28753-13
964271022	17	\$236,453	\$67,553	28753-13
964271023	18	\$291,832	\$95,508	28753-13
964271024	19	\$280,615	\$92,688	28753-13
964271025	20	\$179,169	\$92,689	28753-13
964271026	21	\$228,169	\$92,688	28753-13
964271027	22	\$297,298	\$66,202	28753-13
964271028	23	\$333,400	\$100,000	28753-13
964271029	24	\$243,666	\$92,688	28753-13
964272001	11	\$233,142	\$89,667	28753-3
964272002	12	\$230,776	\$87,913	28753-3
964272003	13	\$226,447	\$66,202	28753-3
964272004	14	\$330,327	\$104,040	28753-3
964272005	15	\$208,516	\$70,283	28753-3
964272006	16	\$266,766	\$66,202	28753-3
964272007	17	\$238,365	\$66,202	28753-3
964272008	8	\$306,990	\$92,689	28753-8
964272009	9	\$341,708	\$106,120	28753-8
964272010	10	\$223,955	\$68,906	28753-8
964272011	11	\$186,909	\$67,554	28753-8
964272012	12	\$294,443	\$66,201	28753-8
964272013	13	\$224,859	\$92,688	28753-8
964272014	14	\$181,574	\$70,283	28753-8
964272015	15	\$257,803	\$66,202	28753-8
964272016	16	\$322,524	\$104,040	28753-8
964272017	17	\$187,868	\$70,643	28753-8
964272018	18	\$253,066	\$66,202	28753-8
964272019	19	\$157,779	\$88,304	28753-8
964272020	20	\$193,288	\$70,283	28753-8
964272021	1	\$248,571	\$88,111	28753-13
964272022	2	\$320,000	\$100,000	28753-13
964272023	3	\$338,130	\$104,040	28753-13
964272024	4	\$210,862	\$70,283	28753-13
964272025	5	\$291,430	\$89,666	28753-13
964272026	6	\$237,438	\$92,688	28753-13
964272027	7	\$250,551	\$92,688	28753-13
964272028	8	\$285,722	\$87,913	28753-13
964272029	9	\$319,900	\$100,000	28753-13
964272030	10	\$216,720	\$70,283	28753-13
964272031	11	\$282,699	\$92,900	28753-13
964272032	12	\$257,781	\$92,689	28753-13
964272033	13	\$259,230	\$167,107	28753-13
964272034	14	\$210,558	\$92,688	28753-13
964273001	1	\$206,546	\$70,809	28753-4

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

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Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964273002	2	\$292,665	\$92,689	28753-4
964273003	3	\$290,677	\$92,689	28753-4
964273004	4	\$293,988	\$92,688	28753-4
964273005	5	\$278,543	\$92,688	28753-4
964273006	6	\$335,553	\$86,593	28753-4
964273007	7	\$314,250	\$92,688	28753-4
964273008	8	\$319,451	\$89,667	28753-4
964274001	25	\$236,381	\$92,688	28753-13
964274002	26	\$267,590	\$87,913	28753-13
964274003	27	\$266,629	\$92,688	28753-13
964280001	1	\$316,281	\$104,040	28753-19
964280002	2	\$331,400	\$101,997	28753-19
964280003	3	\$302,206	\$87,911	28753-19
964280004	4	\$397,415	\$86,767	28753-19
964280005	5	\$202,075	\$70,283	28753-19
964280006	6	\$352,425	\$88,910	28753-19
964280007	7	\$358,252	\$87,911	28753-19
964280008	8	\$352,695	\$104,040	28753-19
964280009	9	\$344,892	\$106,120	28753-19
964280010	10	\$223,071	\$70,809	28753-19
964280011	11	\$325,004	\$90,992	28753-19
964280012	12	\$353,460	\$107,706	28753-19
964280013	13	\$221,025	\$68,905	28753-19
964280014	14	\$327,430	\$70,641	28753-19
964280015	15	\$276,704	\$82,417	28753-19
964280016	16	\$380,000	\$100,000	28753-19
964280017	17	\$256,721	\$67,554	28753-19
964280018	18	\$269,895	\$68,905	28753-19
964280019	19	\$334,758	\$90,992	28753-19
964280020	20	\$364,140	\$104,040	28753-19
964280021	21	\$203,701	\$147,178	28753-19
964280022	22	\$223,071	\$70,809	28753-19
964280023	23	\$344,892	\$84,896	28753-19
964280024	24	\$368,512	\$90,993	28753-19
964280026	1	\$390,150	\$104,040	28753-14
964280027	2	\$349,609	\$92,689	28753-14
964280028	3	\$331,369	\$92,688	28753-14
964280029	4	\$223,071	\$70,809	28753-14
964280030	5	\$352,000	\$100,000	28753-14
964280031	6	\$392,751	\$104,040	28753-14
964280032	7	\$287,082	\$155,324	28753-14
964280033	8	\$402,197	\$106,120	28753-14
964280034	9	\$307,233	\$92,689	28753-14
964280035	10	\$207,726	\$70,810	28753-14
964280036	11	\$223,716	\$88,304	28753-14
964280037	12	\$303,307	\$87,911	28753-14
964280038	13	\$307,750	\$106,120	28753-14
964280039	14	\$245,496	\$70,809	28753-14
964280040	15	\$316,501	\$66,202	28753-14
964280041	16	\$286,526	\$84,896	28753-14
964280042	17	\$323,647	\$86,592	28753-14
964280043	18	\$275,678	\$92,902	28753-14
964280044	19	\$279,240	\$67,554	28753-14
964280045	20	\$384,948	\$104,040	28753-14
964280046	21	\$369,300	\$106,120	28753-14
964280047	22	\$307,591	\$87,913	28753-14
964280048	23	\$285,824	\$89,667	28753-14

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964280049	24	\$349,860	\$102,000	28753-14
964280050	25	\$327,787	\$163,894	28753-14
964280051	26	\$237,799	\$150,122	28753-14
964280052	27	\$263,531	\$92,688	28753-14
964281001	1	\$200,165	\$58,867	28753-18
964281002	2	\$166,530	\$68,905	28753-18
964281003	3	\$259,556	\$92,690	28753-18
964281004	4	\$153,431	\$70,809	28753-18
964281005	5	\$323,340	\$102,000	28753-18
964281006	6	\$292,666	\$92,689	28753-18
964281007	7	\$325,645	\$104,040	28753-18
964281008	8	\$318,000	\$100,000	28753-18
964281009	9	\$193,287	\$70,284	28753-18
964281010	10	\$327,726	\$104,040	28753-18
964281011	11	\$277,642	\$86,593	28753-18
964281012	12	\$338,499	\$89,981	28753-18
964290001	5	\$343,332	\$104,040	28753-10
964290002	6	\$223,716	\$70,641	28753-10
964290003	7	\$164,724	\$70,640	28753-10
964290004	8	\$359,807	\$92,690	28753-10
964290005	9	\$239,593	\$70,809	28753-10
964290006	10	\$346,960	\$92,688	28753-10
964290007	11	\$259,543	\$82,613	28753-10
964290008	12	\$520,200	\$102,000	28753-10
964290009	13	\$396,780	\$102,000	28753-10
964290010	14	\$313,951	\$70,809	28753-10
964290011	15	\$370,190	\$108,242	28753-10
964290012	16	\$304,011	\$67,554	28753-10
964290013	17	\$376,503	\$104,040	28753-10
964290014	18	\$379,205	\$109,262	28753-10
964290015	19	\$395,247	\$104,040	28753-10
964290016	20	\$308,515	\$67,553	28753-10
964290017	21	\$332,393	\$92,689	28753-10
964290018	22	\$233,939	\$70,282	28753-10
964290019	23	\$362,066	\$148,897	28753-10
964290020	24	\$398,486	\$122,117	28753-10
964290021	25	\$424,205	\$92,690	28753-10
964290022	26	\$349,609	\$92,688	28753-10
964290023	27	\$440,640	\$102,000	28753-10
964290024	28	\$408,079	\$92,690	28753-10
964290025	29	\$384,561	\$128,544	28753-10
964290026	30	\$337,152	\$92,689	28753-10
964290027	31	\$349,608	\$92,689	28753-10
964290029	7	\$317,298	\$66,201	28753-5
964290030	8	\$376,728	\$84,896	28753-5
964290031	9	\$360,868	\$106,120	28753-5
964290032	10	\$275,864	\$67,554	28753-5
964290033	11	\$178,013	\$74,649	28753-5
964290034	12	\$327,364	\$92,688	28753-5
964290035	13	\$375,000	\$100,000	28753-5
964290036	14	\$329,539	\$67,249	28753-5
964290037	15	\$391,839	\$86,593	28753-5
964290038	16	\$334,648	\$92,688	28753-5
964290039	17	\$245,002	\$121,296	28753-5
964290040	18	\$404,000	\$100,000	28753-5
964290041	19	\$351,135	\$104,040	28753-5
964290042	20	\$216,063	\$180,148	28753-5

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964290043	21	\$363,137	\$145,683	28753-5
964290044	22	\$280,220	\$67,249	28753-5
964291001	1	\$247,908	\$58,865	28753-10
964291002	2	\$295,606	\$87,908	28753-10
964291003	3	\$386,859	\$84,064	28753-10
964291004	4	\$438,568	\$78,814	28753-10
964291006	1	\$362,000	\$100,000	28753-5
964291007	2	\$368,301	\$66,200	28753-5
964291008	3	\$304,585	\$66,201	28753-5
964291009	4	\$369,108	\$108,242	28753-5
964291010	5	\$415,720	\$102,000	28753-5
964291011	6	\$370,520	\$66,202	28753-5
964300001	1	\$318,362	\$75,345	28753-6
964300002	2	\$302,820	\$103,000	28753-6
964300003	3	\$278,567	\$106,120	28753-6
964300004	4	\$297,031	\$106,120	28753-6
964300005	5	\$274,616	\$78,458	28753-6
964300006	6	\$246,376	\$172,463	28753-6
964300007	7	\$257,958	\$102,000	28753-6
964300008	8	\$275,347	\$89,666	28753-6
964300009	9	\$274,183	\$87,913	28753-6
964300010	10	\$250,223	\$58,872	28753-6
964300011	11	\$182,940	\$70,810	28753-6
964300012	12	\$261,234	\$70,284	28753-6
964300013	13	\$209,588	\$58,867	28753-6
964300014	14	\$302,437	\$106,120	28753-6
964301001	15	\$305,127	\$90,992	28753-6
964301002	16	\$294,343	\$96,290	28753-6
964301003	17	\$182,607	\$68,906	28753-6
964301004	18	\$327,601	\$90,992	28753-6
964301005	19	\$318,241	\$90,992	28753-6
964301006	20	\$206,545	\$70,810	28753-6
964301007	21	\$306,220	\$86,592	28753-6
964301008	1	\$197,692	\$70,810	28753-11
964301009	2	\$288,190	\$104,040	28753-11
964301010	3	\$257,873	\$84,896	28753-11
964301011	4	\$286,834	\$92,690	28753-11
964301012	5	\$298,754	\$92,690	28753-11
964301013	6	\$300,675	\$104,040	28753-11
964301014	7	\$272,269	\$92,689	28753-11
964301015	8	\$314,733	\$90,993	28753-11
964301016	9	\$177,039	\$70,809	28753-11
964301017	10	\$283,245	\$92,690	28753-11
964301018	11	\$247,712	\$67,553	28753-11
964301019	12	\$257,088	\$163,894	28753-11
964301020	13	\$263,407	\$78,457	28753-11
964301021	14	\$291,210	\$92,689	28753-11
964301022	15	\$315,307	\$92,690	28753-11
964301023	16	\$258,249	\$87,911	28753-11
964301024	17	\$273,991	\$92,688	28753-11
964301025	18	\$306,328	\$86,592	28753-11
964301026	19	\$335,580	\$102,000	28753-11
964301027	20	\$203,730	\$69,888	28753-11
964302001	22	\$241,797	\$70,809	28753-6
964302002	23	\$300,675	\$104,040	28753-6
964302003	24	\$213,932	\$67,554	28753-6
964302004	25	\$302,901	\$90,993	28753-6

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964302005	26	\$269,238	\$87,913	28753-6
964302006	27	\$328,858	\$92,123	28753-6
964302007	28	\$312,806	\$87,911	28753-6
964302008	29	\$291,200	\$90,993	28753-6
964302009	30	\$180,150	\$82,418	28753-6
964302010	31	\$257,088	\$163,894	28753-6
964302013	21	\$289,709	\$106,120	28753-11
964302014	22	\$229,604	\$58,867	28753-11
964302015	23	\$188,391	\$70,640	28753-11
964302016	24	\$305,760	\$90,992	28753-11
964302017	25	\$334,214	\$86,767	28753-11
964302018	26	\$182,941	\$82,613	28753-11
964310001	1	\$257,088	\$163,894	28753-16
964310002	2	\$311,100	\$102,000	28753-16
964310003	3	\$236,452	\$67,554	28753-16
964310004	4	\$310,390	\$99,314	28753-16
964310005	5	\$303,080	\$86,593	28753-16
964310006	6	\$278,512	\$136,042	28753-16
964310007	7	\$281,432	\$86,593	28753-16
964310008	8	\$200,646	\$70,809	28753-16
964310009	9	\$269,756	\$99,312	28753-16
964310010	14	\$266,973	\$99,312	28753-16
964310011	15	\$333,190	\$66,202	28753-16
964310012	16	\$310,411	\$92,689	28753-16
964310013	17	\$247,447	\$167,107	28753-16
964310014	18	\$179,738	\$68,906	28753-16
964310015	19	\$292,398	\$99,312	28753-16
964310016	20	\$301,912	\$106,120	28753-16
964310017	1	\$289,020	\$87,911	28753-20
964310018	2	\$267,540	\$92,822	28753-20
964310019	3	\$211,941	\$105,966	28753-20
964310020	4	\$274,867	\$79,446	28753-20
964310021	5	\$265,132	\$151,243	28753-20
964310022	6	\$275,940	\$79,446	28753-20
964311001	10	\$277,441	\$149,968	28753-16
964311002	11	\$297,036	\$78,457	28753-16
964311003	12	\$328,974	\$106,120	28753-16
964311004	13	\$381,347	\$98,550	28753-16
964311005	21	\$208,515	\$70,284	28753-16
964311006	22	\$312,120	\$104,040	28753-16
964311008	7	\$177,038	\$70,810	28753-20
964311009	8	\$237,806	\$178,890	28753-20
964311010	9	\$315,175	\$79,448	28753-20
964311011	10	\$264,986	\$92,688	28753-20
964311012	11	\$302,539	\$86,592	28753-20
964311013	12	\$266,178	\$79,446	28753-20
964311014	13	\$254,257	\$79,446	28753-20
964311015	14	\$306,688	\$90,202	28753-20
964311016	15	\$249,590	\$167,107	28753-20
964311017	16	\$237,806	\$176,748	28753-20
964311018	17	\$336,600	\$102,000	28753-20
964311019	18	\$217,831	\$82,418	28753-20
964311020	19	\$291,944	\$89,671	28753-20
964311021	20	\$268,139	\$87,913	28753-20
964311022	21	\$306,328	\$86,592	28753-20
964311023	22	\$280,238	\$92,689	28753-20
964311024	23	\$205,002	\$70,283	28753-20

Temecula Valley Unified School District

**Community Facilities District No. 2002-1 Improvement Area 1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax

Riverside County Assessor's Records - July 2020

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964311025	24	\$206,057	\$58,866	28753-20
964311026	25	\$277,566	\$66,202	28753-20
964311027	26	\$246,473	\$67,554	28753-20
964311028	27	\$303,505	\$106,120	28753-20
964311029	28	\$331,608	\$66,201	28753-20
964311030	29	\$283,261	\$92,688	28753-20
964311031	30	\$308,492	\$86,593	28753-20
964311032	31	\$311,165	\$92,688	28753-20
964312001	23	\$234,651	\$68,905	28753-16
964312002	24	\$187,433	\$70,283	28753-16
964312003	25	\$278,229	\$99,312	28753-16
964312004	26	\$287,925	\$86,593	28753-16
TOTALS:		\$169,903,983	\$54,420,959	
TOTAL COMBINED LAND & IMPROVEMENT VALUE:			<u>\$224,324,942</u>	

## **APPENDIX E: CDIAC Report**

The Temecula Valley Unified School District CFD No. 2002-1 IA-1 Series 2012 Special Tax Refunding Bonds (\$6,785,000) were delivered on or about August 14, 2012.

The most recently filed CDIAC Report follows.

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT

Submitted:  
Wednesday, October 14, 2020  
11:35:10AM  
CDIAC #: 2012-1048

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

I. GENERAL INFORMATION

A. Issuer

Temecula Valley Unified School District CFD No 2002-1

B. Project Name

IA No 1 Rancho Bella Vista & Avondale

C. Name/ Title/ Series of Bond Issue

2012 Special Tax Ref Bonds

D. Date of Bond Issue

7/26/2012

E. Original Principal Amount of Bonds

\$6,785,000.00

F. Reserve Fund Minimum Balance Required

Yes ☒ Amount \$499,131.26

No ☐

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:

6/30/2020

A. Principal Amount of Bonds Outstanding

\$5,050,000.00

B. Bond Reserve Fund

\$504,154.89

C. Capitalized Interest Fund

\$0.00

D. Construction Fund(s)

\$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of:

1/1/2020

☒ From Equalized Tax Roll

☐ From Appriasal of Property

(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels

\$224,324,942.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually

\$644,229.24

B. Total Amount of Unpaid Special Taxes Annually

\$2,351.80

C. Does this agency participiate in the County's Teeter Plan?

N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of:

7/1/2020

A. Total Number of Delinquent Parcels:

4

B. Total Amount of Taxes Due on Delinquent Parcels:

\$2,351.80

(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

(Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
9/27/2010	1	\$827.64
11/9/2009	1	\$827.64
		\$0.00
		\$0.00
		\$0.00



STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT

Submitted:  
Wednesday, October 14, 2020  
11:35:10AM  
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California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only	
Fiscal Year	_____

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name	Barbara Hale-Carter		
Title	Principal		
Firm/ Agency	Special District Financing & Administration		
Address	437 West Grand Avenue		
City/ State/ Zip	Escondido, CA 92025		
Phone Number	(760) 233-2630	Date of Report	10/14/2020
E-Mail	barbc@sdfa.com		

IX. ADDITIONAL COMMENTS:

Certified Roll Data was received from the County of Riverside on August 10, 2020. Future adjustments to this data may occur.