

## 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, 2024

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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



**TEMECULA VALLEY**  
*UNIFIED SCHOOL DISTRICT*



Superintendent  
Gary W. Woods, Ed.D.

Board of Education

Allison Barclay  
Dr. Joseph Komrosky  
Steven Schwartz  
Jennifer Wiersma

February 15, 2024

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.

Nicole Lash, CPA  
Assistant Superintendent, Business Support 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

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 marketplace.

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### *Reporting Dates*

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*

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:

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) 615-6527  
Fax: (213) 615-6199  
Email: [lauren.costales@usbank.com](mailto:lauren.costales@usbank.com)  
Email: [meagan.turner@usbank.com](mailto:meagan.turner@usbank.com)



Section

**Three**

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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
A	4(a)	2022/23 Audited Financial Statements
B	4(b)(I) - (vi) and (ix) - (xi)	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.
C	4(b)(vii)	Status of Foreclosure Proceedings
D	4(b)(viii)	Assessed Values (Improved and Unimproved)
E	4(b)(xii)	CDIAC Report

## **APPENDIX A: 2022/23 Audited Financial Statements**

The 2022/23 Audited Financial Statement has been filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on February 14, 2024, and is incorporated by reference as noted below.

The Audited Financial Statement of the Temecula Valley Unified School District may be downloaded at the following URL: <https://emma.msrb.org/P21775142-P21362746-P21800459.pdf>

## APPENDIX B: Financial Information or Operating Data

Account Balances as of November 30, 2023, 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:	\$3,885,000.00
(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:	\$0.07
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:	\$0.04
Interest Account Balance:	\$49.94
(iv) Balance in Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report:	\$499,143.83
Reserve Fund Balance:	\$498,931.26
Reserve Fund Requirement:	
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:	\$498,931.26
125% of Average Annual Debt Service:	\$620,507.04
(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:	\$16,481.44
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 2022/23

Amount Levied:	\$644,229.24
Amount Collected:	\$639,601.17
Amount Delinquent with County as of 7/1/2023:	\$4,628.07
Percentage Delinquent as of 7/1/2023:	0.72%

- (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:

The delinquency percentage does not exceed 5% in any previously levied fiscal year.

- (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 CFD No. 2002-1 IA-1 and summary of results of foreclosure sales, if any.

- (i) Foreclosure actions commenced on November 9, 2009, on one parcel delinquent in the amount of \$827.64.
- (ii) Foreclosure actions commenced on September 27, 2010, on one parcel delinquent in the amount of \$827.64. Subsequently, the parcel has become delinquent in an additional \$2,896.74. As a result, the parcel is currently delinquent in the amount of \$3,724.38.
- (iii) There are no resulting foreclosure sales.

## ***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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
957530001	26828	1	\$558,090	\$147,364	\$705,454
957530002	26828	2	\$590,179	\$147,364	\$737,543
957530003	26828	3	\$452,467	\$134,023	\$586,490
957530004	26828	4	\$315,619	\$74,257	\$389,876
957530005	26828	5	\$351,386	\$150,593	\$501,979
957530006	26828	6	\$286,428	\$59,174	\$345,602
957530007	26828	7	\$298,587	\$60,356	\$358,943
957530008	26828	8	\$443,933	\$113,616	\$557,549
957530009	26828	9	\$258,594	\$61,563	\$320,157
957530010	26828	10	\$295,899	\$59,173	\$355,072
957530011	26828	11	\$320,462	\$74,468	\$394,930
957530012	26828	12	\$538,241	\$147,366	\$685,607
957530013	26828	13	\$497,500	\$134,023	\$631,523
957531001	26828	14	\$266,306	\$59,174	\$325,480
957531002	26828	15	\$559,970	\$157,609	\$717,579
957531003	26828	16	\$269,552	\$61,563	\$331,115
957531004	26828	17	\$493,870	\$157,609	\$651,479
957531005	26828	18	\$420,993	\$113,781	\$534,774
957531006	26828	19	\$263,181	\$60,356	\$323,537
957531007	26828	20	\$321,932	\$113,616	\$435,548
957531008	26828	21	\$355,981	\$152,561	\$508,542
957531009	26828	22	\$338,636	\$61,563	\$400,199
957531010	26828	23	\$285,352	\$74,432	\$359,784
957531011	26828	24	\$565,568	\$157,608	\$723,176
957531012	26828	25	\$528,495	\$157,608	\$686,103
957531013	26828	26	\$355,078	\$59,173	\$414,251
957531014	26828	27	\$647,700	\$127,500	\$775,200
957531015	26828	28	\$289,383	\$61,561	\$350,944
957531016	26828	29	\$359,195	\$153,940	\$513,135
957531017	26828	30	\$369,791	\$113,781	\$483,572
957531018	26828	31	\$297,760	\$62,024	\$359,784
957531019	26828	32	\$412,002	\$115,513	\$527,515
957531020	26828	33	\$335,309	\$143,703	\$479,012
957531021	26828	34	\$347,582	\$106,037	\$453,619
957531022	26828	35	\$364,103	\$113,781	\$477,884
957531023	26828	36	\$289,381	\$61,563	\$350,944
957531024	26828	37	\$373,167	\$131,396	\$504,563
957531025	26828	38	\$218,146	\$74,253	\$292,399
957531026	26828	39	\$432,806	\$130,050	\$562,856
957531027	26828	40	\$569,098	\$130,050	\$699,148
957531028	26828	41	\$525,854	\$147,366	\$673,220
957531029	26828	42	\$412,496	\$113,779	\$526,275
957531030	26828	43	\$534,563	\$147,364	\$681,927
957531031	26828	44	\$414,850	\$82,846	\$497,696
957531032	26828	45	\$565,288	\$130,810	\$696,098
957531033	26828	46	\$556,672	\$147,366	\$704,038
957531034	26828	47	\$632,169	\$160,761	\$792,930

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
957531035	26828	48	\$357,399	\$131,396	\$488,795
957531036	26828	49	\$377,037	\$117,821	\$494,858
957531037	26828	50	\$585,000	\$125,000	\$710,000
957540001	26828-2	37	\$637,500	\$127,500	\$765,000
957540002	26828-2	38	\$535,904	\$147,363	\$683,267
957540003	26828-2	39	\$362,655	\$131,396	\$494,051
957540004	26828-2	40	\$388,982	\$115,513	\$504,495
957540005	26828-2	41	\$312,649	\$62,026	\$374,675
957540006	26828-2	42	\$484,191	\$154,517	\$638,708
957540007	26828-2	43	\$371,850	\$131,396	\$503,246
957540008	26828-2	44	\$333,345	\$74,254	\$407,599
957540009	26828-2	45	\$364,516	\$62,026	\$426,542
957540010	26828-1	1	\$266,742	\$74,432	\$341,174
957540011	26828-1	2	\$452,005	\$131,396	\$583,401
957540012	26828-1	3	\$552,980	\$157,608	\$710,588
957540013	26828-1	4	\$266,743	\$74,431	\$341,174
957540014	26828-1	5	\$563,387	\$154,518	\$717,905
957540015	26828-1	6	\$605,777	\$144,826	\$750,603
957540016	26828-1	7	\$372,116	\$131,396	\$503,512
957540017	26828-1	8	\$359,808	\$154,202	\$514,010
957540018	26828-1	9	\$363,100	\$155,612	\$518,712
957540019	26828-1	10	\$410,115	\$109,363	\$519,478
957540020	26828-1	11	\$306,648	\$61,563	\$368,211
957540021	26828-1	12	\$586,500	\$127,500	\$714,000
957540022	26828-1	13	\$514,998	\$130,050	\$645,048
957540023	26828-1	14	\$443,211	\$130,047	\$573,258
957540024	26828-1	15	\$539,845	\$157,609	\$697,454
957540025	26828-1	16	\$294,712	\$59,174	\$353,886
957540026	26828-1	17	\$285,353	\$74,431	\$359,784
957540027	26828-1	18	\$523,056	\$130,050	\$653,106
957540028	26828-1	19	\$337,742	\$134,023	\$471,765
957540029	26828-1	20	\$372,116	\$131,396	\$503,512
957540030	26828-1	21	\$324,056	\$138,879	\$462,935
957540031	26828-1	22	\$343,241	\$59,174	\$402,415
957540032	26828-1	23	\$352,182	\$61,563	\$413,745
957540033	26828-1	24	\$436,539	\$154,518	\$591,057
957540034	26828-1	25	\$587,208	\$154,518	\$741,726
957540035	26828-1	26	\$307,725	\$61,563	\$369,288
957540036	26828-1	27	\$364,668	\$117,820	\$482,488
957540037	26828-1	28	\$253,732	\$74,253	\$327,985
957540038	26828-1	29	\$348,989	\$131,396	\$480,385
957540039	26828-1	30	\$446,750	\$131,396	\$578,146
957541001	26828-1	31	\$387,835	\$99,010	\$486,845
957541002	26828-1	32	\$335,822	\$61,563	\$397,385
957541003	26828-1	33	\$334,207	\$143,230	\$477,437
957541004	26828-1	34	\$409,958	\$131,396	\$541,354
957541005	26828-1	35	\$266,110	\$74,253	\$340,363

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
957541006	26828-2	1	\$320,166	\$61,563	\$381,729
957541007	26828-2	2	\$494,190	\$130,050	\$624,240
957541008	26828-2	3	\$504,793	\$154,516	\$659,309
957541009	26828-2	4	\$595,000	\$125,000	\$720,000
957541010	26828-2	5	\$423,838	\$113,781	\$537,619
957541011	26828-2	6	\$384,919	\$134,023	\$518,942
957541012	26828-2	7	\$700,000	\$125,000	\$825,000
957550001	26828-2	8	\$340,165	\$71,009	\$411,174
957550002	26828-2	9	\$561,372	\$147,364	\$708,736
957550004	26828-2	11	\$476,952	\$147,366	\$624,318
957550005	26828-2	12	\$254,730	\$72,430	\$327,160
957550006	26828-2	13	\$413,038	\$130,050	\$543,088
957550007	26828-2	14	\$462,978	\$130,050	\$593,028
957550008	26828-2	15	\$351,386	\$156,172	\$507,558
957550009	26828-2	16	\$364,757	\$131,396	\$496,153
957550010	26828-2	17	\$338,648	\$74,257	\$412,905
957550011	26828-2	18	\$533,668	\$147,366	\$681,034
957550013	26828-2	10	\$353,919	\$113,779	\$467,698
957551001	26828-2	19	\$266,306	\$59,174	\$325,480
957551002	26828-2	20	\$414,257	\$59,174	\$473,431
957551003	26828-2	21	\$431,766	\$130,050	\$561,816
957551004	26828-2	22	\$356,201	\$86,633	\$442,834
957551005	26828-2	23	\$284,675	\$80,444	\$365,119
957551006	26828-2	24	\$306,342	\$117,821	\$424,163
957552001	26828-2	25	\$297,760	\$74,431	\$372,191
957552002	26828-2	26	\$437,966	\$113,781	\$551,747
957552003	26828-2	27	\$334,998	\$115,515	\$450,513
957552004	26828-2	28	\$214,124	\$61,876	\$276,000
957552005	26828-2	29	\$509,109	\$147,366	\$656,475
957552006	26828-2	30	\$358,942	\$111,388	\$470,330
957552007	26828-2	31	\$295,533	\$61,563	\$357,096
957552008	26828-2	32	\$647,900	\$127,500	\$775,400
957552009	26828-2	33	\$687,480	\$127,500	\$814,980
957552010	26828-2	34	\$366,613	\$157,118	\$523,731
957552011	26828-2	35	\$312,681	\$60,355	\$373,036
957552012	26828-2	36	\$384,016	\$113,779	\$497,795
964250001	28753	1	\$274,531	\$70,688	\$345,219
964250002	28753	2	\$317,921	\$89,239	\$407,160
964250003	28753	3	\$180,701	\$61,876	\$242,577
964250004	28753	4	\$308,995	\$111,550	\$420,545
964250006	28753-17	9	\$322,623	\$109,363	\$431,986
964250007	28753-17	10	\$171,310	\$189,368	\$360,678
964250008	28753-17	11	\$497,760	\$102,000	\$599,760
964250009	28753-12	1	\$527,850	\$102,000	\$629,850
964250010	28753-12	2	\$184,707	\$73,879	\$258,586
964250011	28753-12	3	\$125,076	\$189,368	\$314,444
964250012	28753-12	4	\$265,687	\$92,410	\$358,097

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964250013	28753-12	5	\$290,145	\$91,023	\$381,168
964250014	28753-12	6	\$166,238	\$73,879	\$240,117
964250015	28753-12	7	\$268,105	\$97,431	\$365,536
964250016	28753-12	8	\$379,746	\$130,050	\$509,796
964250017	28753-12	9	\$204,710	\$74,431	\$279,141
964250018	28753-12	10	\$182,899	\$78,468	\$261,367
964250019	28753-12	11	\$350,480	\$107,219	\$457,699
964250020	28753-12	12	\$276,083	\$92,408	\$368,491
964250021	28753-12	13	\$364,140	\$104,040	\$468,180
964250022	28753-12	14	\$151,492	\$189,368	\$340,860
964250023	28753-12	15	\$304,280	\$97,552	\$401,832
964250024	28753-12	16	\$364,140	\$104,040	\$468,180
964250025	28753-12	17	\$150,902	\$72,431	\$223,333
964250026	28753-12	18	\$170,222	\$72,430	\$242,652
964250027	28753-12	19	\$479,400	\$102,000	\$581,400
964250028	28753-12	20	\$316,298	\$107,219	\$423,517
964250030	28753-7	1	\$175,054	\$72,428	\$247,482
964250031	28753-7	2	\$295,559	\$225,347	\$520,906
964250032	28753-7	3	\$186,099	\$74,432	\$260,531
964250033	28753-7	4	\$324,065	\$69,588	\$393,653
964250034	28753-7	5	\$204,471	\$61,878	\$266,349
964250035	28753-7	6	\$228,291	\$69,588	\$297,879
964250036	28753-7	7	\$308,406	\$109,363	\$417,769
964250037	28753-7	8	\$285,784	\$69,588	\$355,372
964250038	28753-7	15	\$263,378	\$92,410	\$355,788
964250039	28753-7	16	\$151,492	\$189,368	\$340,860
964250040	28753-7	17	\$288,215	\$92,408	\$380,623
964250041	28753-7	18	\$379,746	\$104,040	\$483,786
964250042	28753-7	19	\$272,981	\$97,433	\$370,414
964250043	28753-7	20	\$452,574	\$104,040	\$556,614
964250045	28753-2	1	\$301,188	\$89,239	\$390,427
964250046	28753-2	2	\$355,301	\$95,647	\$450,948
964250047	28753-2	3	\$216,601	\$74,254	\$290,855
964250048	28753-2	4	\$287,594	\$97,431	\$385,025
964250049	28753-2	5	\$344,497	\$109,363	\$453,860
964251001	28753	5	\$416,160	\$104,040	\$520,200
964251002	28753	6	\$287,887	\$95,648	\$383,535
964251003	28753	7	\$321,704	\$95,648	\$417,352
964251004	28753	8	\$237,307	\$71,010	\$308,317
964251005	28753	9	\$298,017	\$109,363	\$407,380
964251006	28753	10	\$522,750	\$102,000	\$624,750
964251007	28753	11	\$410,958	\$104,040	\$514,998
964251008	28753	12	\$341,632	\$105,117	\$446,749
964251009	28753	13	\$462,978	\$104,040	\$567,018
964251010	28753	14	\$341,632	\$105,117	\$446,749
964251011	28753	15	\$300,072	\$89,239	\$389,311
964251012	28753	16	\$326,190	\$95,648	\$421,838

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964251013	28753	17	\$328,371	\$229,853	\$558,224
964251014	28753	18	\$296,875	\$95,648	\$392,523
964251015	28753	19	\$342,291	\$104,040	\$446,331
964251017	28753-17	1	\$296,917	\$94,253	\$391,170
964251018	28753-17	2	\$541,008	\$104,040	\$645,048
964251019	28753-17	3	\$195,290	\$71,009	\$266,299
964251020	28753-17	4	\$341,632	\$105,117	\$446,749
964251021	28753-17	5	\$302,613	\$225,347	\$527,960
964251022	28753-17	6	\$283,018	\$92,407	\$375,425
964251023	28753-17	7	\$227,164	\$82,472	\$309,636
964251024	28753-17	8	\$357,399	\$105,117	\$462,516
964252001	28753-17	12	\$303,797	\$91,023	\$394,820
964252002	28753-17	13	\$150,782	\$72,431	\$223,213
964252003	28753-17	14	\$242,633	\$71,010	\$313,643
964252004	28753-17	15	\$308,137	\$234,452	\$542,589
964252005	28753-17	16	\$331,120	\$105,117	\$436,237
964252006	28753-12	21	\$198,504	\$74,432	\$272,936
964252007	28753-12	22	\$142,671	\$74,432	\$217,103
964252008	28753-12	23	\$479,400	\$102,000	\$581,400
964252009	28753-12	24	\$310,594	\$109,363	\$419,957
964252010	28753-12	25	\$165,997	\$72,430	\$238,427
964252011	28753-12	26	\$242,212	\$97,430	\$339,642
964252012	28753-7	9	\$251,101	\$225,347	\$476,448
964252013	28753-7	10	\$278,406	\$69,588	\$347,994
964252014	28753-7	11	\$295,283	\$109,363	\$404,646
964252015	28753-7	12	\$211,269	\$72,430	\$283,699
964252016	28753-7	13	\$320,587	\$107,219	\$427,806
964252017	28753-7	14	\$520,200	\$102,000	\$622,200
964260001	28753-2	17	\$355,434	\$109,363	\$464,797
964260002	28753-2	18	\$198,573	\$74,431	\$273,004
964260003	28753-2	19	\$254,739	\$97,430	\$352,169
964260004	28753-2	20	\$499,800	\$102,000	\$601,800
964260005	28753-2	21	\$207,125	\$71,010	\$278,135
964260006	28753-2	22	\$462,978	\$104,040	\$567,018
964260007	28753-2	23	\$322,623	\$109,363	\$431,986
964260008	28753-2	24	\$320,608	\$105,117	\$425,725
964260009	28753-2	25	\$303,124	\$225,346	\$528,470
964260010	28753-2	26	\$377,108	\$69,588	\$446,696
964260011	28753-2	27	\$378,570	\$69,588	\$448,158
964260013	28753-15	1	\$417,843	\$105,117	\$522,960
964260014	28753-15	2	\$248,915	\$61,877	\$310,792
964260015	28753-15	3	\$347,645	\$95,648	\$443,293
964260016	28753-15	4	\$233,929	\$74,253	\$308,182
964260017	28753-15	5	\$383,446	\$91,023	\$474,469
964260018	28753-15	6	\$487,436	\$95,644	\$583,080
964260019	28753-15	7	\$471,458	\$95,647	\$567,105
964260020	28753-15	8	\$441,475	\$91,023	\$532,498

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964260021	28753-15	9	\$235,726	\$74,431	\$310,157
964260022	28753-15	10	\$373,614	\$95,647	\$469,261
964260023	28753-15	11	\$349,966	\$109,363	\$459,329
964260024	28753-15	12	\$369,908	\$107,219	\$477,127
964260025	28753-15	13	\$269,000	\$61,876	\$330,876
964260026	28753-15	14	\$277,669	\$72,431	\$350,100
964260027	28753-15	15	\$357,620	\$109,363	\$466,983
964261001	28753-2	6	\$302,097	\$229,853	\$531,950
964261002	28753-2	7	\$308,995	\$111,550	\$420,545
964261003	28753-2	8	\$271,463	\$92,410	\$363,873
964261004	28753-2	9	\$389,454	\$104,146	\$493,600
964261005	28753-2	10	\$198,504	\$74,432	\$272,936
964261006	28753-2	11	\$269,739	\$69,586	\$339,325
964261007	28753-2	12	\$228,998	\$80,746	\$309,744
964261008	28753-2	13	\$306,722	\$69,588	\$376,310
964261009	28753-2	14	\$214,124	\$100,250	\$314,374
964261010	28753-2	15	\$290,145	\$91,023	\$381,168
964261011	28753-2	16	\$153,471	\$154,711	\$308,182
964270001	28753-4	9	\$341,347	\$111,550	\$452,897
964270002	28753-4	10	\$324,016	\$94,254	\$418,270
964270003	28753-4	11	\$309,868	\$97,433	\$407,301
964270004	28753-4	12	\$310,563	\$97,430	\$407,993
964270005	28753-4	13	\$258,058	\$74,431	\$332,489
964270006	28753-4	14	\$392,549	\$200,957	\$593,506
964270007	28753-4	15	\$310,166	\$74,431	\$384,597
964270008	28753-9	1	\$361,331	\$107,219	\$468,550
964270009	28753-9	2	\$581,400	\$102,000	\$683,400
964270010	28753-9	3	\$334,654	\$111,550	\$446,204
964270011	28753-9	4	\$281,192	\$111,356	\$392,548
964270012	28753-9	5	\$315,690	\$111,550	\$427,240
964270013	28753-9	6	\$319,043	\$139,196	\$458,239
964270014	28753-9	7	\$298,098	\$74,523	\$372,621
964270015	28753-9	8	\$393,711	\$109,363	\$503,074
964270016	28753-9	9	\$279,798	\$139,196	\$418,994
964270017	28753-9	10	\$275,619	\$83,512	\$359,131
964270018	28753-9	11	\$233,243	\$74,432	\$307,675
964270019	28753-9	12	\$355,434	\$109,363	\$464,797
964270020	28753-9	13	\$317,305	\$125,271	\$442,576
964270021	28753-9	14	\$409,616	\$91,023	\$500,639
964270022	28753-9	15	\$317,663	\$69,588	\$387,251
964270023	28753-9	16	\$298,942	\$83,511	\$382,453
964270024	28753-9	17	\$663,255	\$104,040	\$767,295
964270025	28753-9	18	\$262,399	\$118,312	\$380,711
964270026	28753-9	19	\$222,787	\$61,876	\$284,663
964271001	28753-3	1	\$169,015	\$72,430	\$241,445
964271002	28753-3	2	\$276,886	\$94,253	\$371,139
964271003	28753-3	3	\$339,029	\$109,363	\$448,392

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964271004	28753-3	4	\$273,774	\$92,410	\$366,184
964271005	28753-3	5	\$174,687	\$57,270	\$231,957
964271006	28753-3	6	\$303,420	\$111,547	\$414,967
964271007	28753-3	7	\$349,704	\$164,946	\$514,650
964271008	28753-3	8	\$364,140	\$104,040	\$468,180
964271009	28753-3	9	\$339,529	\$105,117	\$444,646
964271010	28753-3	10	\$354,254	\$107,219	\$461,473
964271012	28753-8	1	\$227,285	\$92,823	\$320,108
964271013	28753-8	2	\$350,040	\$105,117	\$455,157
964271014	28753-8	3	\$238,914	\$86,706	\$325,620
964271015	28753-8	4	\$224,879	\$71,010	\$295,889
964271016	28753-8	5	\$336,600	\$102,000	\$438,600
964271017	28753-8	6	\$374,994	\$200,957	\$575,951
964271018	28753-8	7	\$260,692	\$83,511	\$344,203
964271020	28753-13	15	\$369,342	\$104,040	\$473,382
964271021	28753-13	16	\$213,675	\$102,993	\$316,668
964271022	28753-13	17	\$248,553	\$71,009	\$319,562
964271023	28753-13	18	\$306,767	\$100,394	\$407,161
964271024	28753-13	19	\$294,975	\$97,430	\$392,405
964271025	28753-13	20	\$188,337	\$97,431	\$285,768
964271026	28753-13	21	\$239,844	\$97,430	\$337,274
964271027	28753-13	22	\$312,512	\$69,588	\$382,100
964271028	28753-13	23	\$510,000	\$102,000	\$612,000
964271029	28753-13	24	\$358,938	\$104,040	\$462,978
964272001	28753-3	11	\$245,073	\$94,254	\$339,327
964272002	28753-3	12	\$242,585	\$92,410	\$334,995
964272003	28753-3	13	\$238,034	\$69,588	\$307,622
964272004	28753-3	14	\$347,231	\$109,363	\$456,594
964272005	28753-3	15	\$219,186	\$73,879	\$293,065
964272006	28753-3	16	\$280,417	\$69,588	\$350,005
964272007	28753-3	17	\$250,563	\$69,588	\$320,151
964272008	28753-8	8	\$376,454	\$97,431	\$473,885
964272009	28753-8	9	\$596,700	\$102,000	\$698,700
964272010	28753-8	10	\$235,416	\$72,431	\$307,847
964272011	28753-8	11	\$196,473	\$71,010	\$267,483
964272012	28753-8	12	\$309,510	\$69,587	\$379,097
964272013	28753-8	13	\$236,365	\$97,430	\$333,795
964272014	28753-8	14	\$190,866	\$73,879	\$264,745
964272015	28753-8	15	\$273,804	\$69,588	\$343,392
964272016	28753-8	16	\$374,544	\$130,050	\$504,594
964272017	28753-8	17	\$197,482	\$74,257	\$271,739
964272018	28753-8	18	\$266,016	\$69,588	\$335,604
964272019	28753-8	19	\$336,376	\$105,117	\$441,493
964272020	28753-8	20	\$341,632	\$105,117	\$446,749
964272021	28753-13	1	\$261,291	\$92,619	\$353,910
964272022	28753-13	2	\$336,376	\$105,117	\$441,493
964272023	28753-13	3	\$355,434	\$109,363	\$464,797

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964272024	28753-13	4	\$221,652	\$73,879	\$295,531
964272025	28753-13	5	\$419,281	\$104,040	\$523,321
964272026	28753-13	6	\$249,587	\$97,430	\$347,017
964272027	28753-13	7	\$263,372	\$97,430	\$360,802
964272028	28753-13	8	\$540,600	\$102,000	\$642,600
964272029	28753-13	9	\$336,271	\$105,117	\$441,388
964272030	28753-13	10	\$227,810	\$73,879	\$301,689
964272031	28753-13	11	\$297,165	\$97,653	\$394,818
964272032	28753-13	12	\$270,973	\$97,431	\$368,404
964272033	28753-13	13	\$355,950	\$229,854	\$585,804
964272034	28753-13	14	\$221,332	\$97,430	\$318,762
964273001	28753-4	1	\$217,115	\$74,431	\$291,546
964273002	28753-4	2	\$307,642	\$97,431	\$405,073
964273003	28753-4	3	\$305,552	\$97,431	\$402,983
964273004	28753-4	4	\$309,032	\$97,430	\$406,462
964273005	28753-4	5	\$292,797	\$97,430	\$390,227
964273006	28753-4	6	\$352,725	\$91,023	\$443,748
964273007	28753-4	7	\$416,160	\$135,252	\$551,412
964273008	28753-4	8	\$335,799	\$94,254	\$430,053
964274001	28753-13	25	\$248,477	\$97,430	\$345,907
964274002	28753-13	26	\$281,284	\$92,410	\$373,694
964274003	28753-13	27	\$280,273	\$97,430	\$377,703
964280001	28753-19	1	\$332,466	\$109,363	\$441,829
964280002	28753-19	2	\$348,359	\$107,216	\$455,575
964280003	28753-19	3	\$317,670	\$92,408	\$410,078
964280004	28753-19	4	\$435,927	\$95,646	\$531,573
964280005	28753-19	5	\$371,065	\$105,117	\$476,182
964280006	28753-19	6	\$379,641	\$95,646	\$475,287
964280007	28753-19	7	\$399,446	\$105,117	\$504,563
964280008	28753-19	8	\$370,743	\$109,363	\$480,106
964280009	28753-19	9	\$398,436	\$111,550	\$509,986
964280010	28753-19	10	\$234,486	\$74,431	\$308,917
964280011	28753-19	11	\$341,636	\$95,647	\$437,283
964280012	28753-19	12	\$371,548	\$113,216	\$484,764
964280013	28753-19	13	\$232,335	\$72,430	\$304,765
964280014	28753-19	14	\$344,186	\$74,254	\$418,440
964280015	28753-19	15	\$290,864	\$86,633	\$377,497
964280016	28753-19	16	\$399,446	\$105,117	\$504,563
964280017	28753-19	17	\$269,858	\$71,010	\$340,868
964280018	28753-19	18	\$283,706	\$72,430	\$356,136
964280019	28753-19	19	\$351,889	\$95,647	\$447,536
964280020	28753-19	20	\$382,775	\$109,363	\$492,138
964280021	28753-19	21	\$595,000	\$100,000	\$695,000
964280022	28753-19	22	\$234,486	\$74,431	\$308,917
964280023	28753-19	23	\$362,542	\$89,239	\$451,781
964280024	28753-19	24	\$581,400	\$102,000	\$683,400
964280026	28753-14	1	\$410,115	\$109,363	\$519,478



Temecula Valley Unified School District

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

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Riverside County Assessor's Records - July 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964280027	28753-14	2	\$367,499	\$97,431	\$464,930
964280028	28753-14	3	\$348,326	\$97,430	\$445,756
964280029	28753-14	4	\$234,486	\$74,431	\$308,917
964280030	28753-14	5	\$370,013	\$105,117	\$475,130
964280031	28753-14	6	\$412,850	\$109,363	\$522,213
964280032	28753-14	7	\$417,348	\$225,804	\$643,152
964280033	28753-14	8	\$422,779	\$111,550	\$534,329
964280034	28753-14	9	\$322,955	\$97,431	\$420,386
964280035	28753-14	10	\$218,356	\$74,432	\$292,788
964280036	28753-14	11	\$235,165	\$92,821	\$327,986
964280037	28753-14	12	\$384,843	\$104,040	\$488,883
964280038	28753-14	13	\$323,499	\$111,550	\$435,049
964280039	28753-14	14	\$258,058	\$74,431	\$332,489
964280040	28753-14	15	\$332,697	\$69,588	\$402,285
964280041	28753-14	16	\$301,188	\$89,239	\$390,427
964280042	28753-14	17	\$340,208	\$91,022	\$431,230
964280043	28753-14	18	\$289,786	\$97,655	\$387,441
964280044	28753-14	19	\$293,529	\$71,010	\$364,539
964280045	28753-14	20	\$404,648	\$109,363	\$514,011
964280046	28753-14	21	\$388,198	\$111,550	\$499,748
964280047	28753-14	22	\$323,331	\$92,410	\$415,741
964280048	28753-14	23	\$300,451	\$94,254	\$394,705
964280049	28753-14	24	\$367,764	\$107,219	\$474,983
964280050	28753-14	25	\$470,543	\$234,451	\$704,994
964280051	28753-14	26	\$249,968	\$157,804	\$407,772
964280052	28753-14	27	\$277,017	\$97,430	\$374,447
964281001	28753-18	1	\$210,407	\$61,878	\$272,285
964281002	28753-18	2	\$175,052	\$72,430	\$247,482
964281003	28753-18	3	\$272,838	\$97,433	\$370,271
964281004	28753-18	4	\$161,282	\$74,431	\$235,713
964281005	28753-18	5	\$339,886	\$107,219	\$447,105
964281006	28753-18	6	\$307,643	\$97,431	\$405,074
964281007	28753-18	7	\$342,309	\$109,363	\$451,672
964281008	28753-18	8	\$334,273	\$105,117	\$439,390
964281009	28753-18	9	\$460,000	\$100,000	\$560,000
964281010	28753-18	10	\$344,497	\$109,363	\$453,860
964281011	28753-18	11	\$291,850	\$91,023	\$382,873
964281012	28753-18	12	\$368,893	\$97,430	\$466,323
964290001	28753-10	5	\$360,901	\$109,363	\$470,264
964290002	28753-10	6	\$235,164	\$74,254	\$309,418
964290003	28753-10	7	\$173,153	\$74,253	\$247,406
964290004	28753-10	8	\$378,220	\$97,433	\$475,653
964290005	28753-10	9	\$489,600	\$102,000	\$591,600
964290006	28753-10	10	\$364,716	\$97,430	\$462,146
964290007	28753-10	11	\$272,824	\$86,839	\$359,663
964290008	28753-10	12	\$546,822	\$107,219	\$654,041
964290009	28753-10	13	\$417,085	\$107,219	\$524,304

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964290010	28753-10	14	\$330,017	\$74,431	\$404,448
964290011	28753-10	15	\$404,648	\$109,363	\$514,011
964290012	28753-10	16	\$319,569	\$71,010	\$390,579
964290013	28753-10	17	\$395,771	\$109,363	\$505,134
964290014	28753-10	18	\$476,924	\$136,642	\$613,566
964290015	28753-10	19	\$415,473	\$109,363	\$524,836
964290016	28753-10	20	\$672,900	\$100,000	\$772,900
964290017	28753-10	21	\$349,403	\$97,431	\$446,834
964290018	28753-10	22	\$443,210	\$104,040	\$547,250
964290019	28753-10	23	\$526,356	\$216,460	\$742,816
964290020	28753-10	24	\$532,958	\$163,975	\$696,933
964290021	28753-10	25	\$445,913	\$97,433	\$543,346
964290022	28753-10	26	\$367,499	\$97,430	\$464,929
964290023	28753-10	27	\$463,191	\$107,219	\$570,410
964290024	28753-10	28	\$428,965	\$97,430	\$526,395
964290025	28753-10	29	\$559,059	\$186,872	\$745,931
964290026	28753-10	30	\$354,406	\$97,430	\$451,836
964290027	28753-10	31	\$367,498	\$97,431	\$464,929
964290029	28753-5	7	\$428,644	\$104,040	\$532,684
964290030	28753-5	8	\$396,006	\$89,239	\$485,245
964290031	28753-5	9	\$379,335	\$111,550	\$490,885
964290032	28753-5	10	\$289,980	\$71,010	\$360,990
964290033	28753-5	11	\$187,123	\$78,468	\$265,591
964290034	28753-5	12	\$344,117	\$97,430	\$441,547
964290035	28753-5	13	\$394,191	\$105,117	\$499,308
964290036	28753-5	14	\$346,404	\$70,689	\$417,093
964290037	28753-5	15	\$647,700	\$102,000	\$749,700
964290038	28753-5	16	\$572,220	\$104,040	\$676,260
964290039	28753-5	17	\$257,539	\$127,503	\$385,042
964290040	28753-5	18	\$424,674	\$105,117	\$529,791
964290041	28753-5	19	\$369,104	\$109,363	\$478,467
964290042	28753-5	20	\$227,120	\$189,367	\$416,487
964290043	28753-5	21	\$502,412	\$200,957	\$703,369
964290044	28753-5	22	\$294,561	\$70,688	\$365,249
964291001	28753-10	1	\$481,854	\$103,359	\$585,213
964291002	28753-10	2	\$310,733	\$92,405	\$403,138
964291003	28753-10	3	\$406,656	\$88,364	\$495,020
964291004	28753-10	4	\$461,012	\$82,846	\$543,858
964291006	28753-5	1	\$578,340	\$102,000	\$680,340
964291007	28753-5	2	\$387,149	\$69,586	\$456,735
964291008	28753-5	3	\$369,208	\$86,811	\$456,019
964291009	28753-5	4	\$387,996	\$113,781	\$501,777
964291010	28753-5	5	\$436,994	\$107,219	\$544,213
964291011	28753-5	6	\$389,481	\$69,588	\$459,069
964300001	28753-6	1	\$334,654	\$79,199	\$413,853
964300002	28753-6	2	\$287,113	\$217,703	\$504,816
964300003	28753-6	3	\$292,822	\$111,550	\$404,372

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964300004	28753-6	4	\$312,232	\$111,550	\$423,782
964300005	28753-6	5	\$288,670	\$82,472	\$371,142
964300006	28753-6	6	\$320,642	\$225,347	\$545,989
964300007	28753-6	7	\$568,140	\$102,000	\$670,140
964300008	28753-6	8	\$289,437	\$94,253	\$383,690
964300009	28753-6	9	\$288,214	\$92,410	\$380,624
964300010	28753-6	10	\$263,028	\$61,883	\$324,911
964300011	28753-6	11	\$192,302	\$74,431	\$266,733
964300012	28753-6	12	\$274,602	\$73,880	\$348,482
964300013	28753-6	13	\$220,313	\$61,878	\$282,191
964300014	28753-6	14	\$576,300	\$102,000	\$678,300
964301001	28753-6	15	\$320,742	\$95,647	\$416,389
964301002	28753-6	16	\$452,574	\$104,040	\$556,614
964301003	28753-6	17	\$191,950	\$72,431	\$264,381
964301004	28753-6	18	\$344,365	\$95,647	\$440,012
964301005	28753-6	19	\$331,120	\$105,117	\$436,237
964301006	28753-6	20	\$217,114	\$74,432	\$291,546
964301007	28753-6	21	\$321,890	\$91,022	\$412,912
964301008	28753-11	1	\$207,808	\$74,432	\$282,240
964301009	28753-11	2	\$551,370	\$104,040	\$655,410
964301010	28753-11	3	\$362,655	\$105,117	\$467,772
964301011	28753-11	4	\$301,513	\$97,433	\$398,946
964301012	28753-11	5	\$314,042	\$97,433	\$411,475
964301013	28753-11	6	\$352,038	\$105,117	\$457,155
964301014	28753-11	7	\$286,201	\$97,431	\$383,632
964301015	28753-11	8	\$330,839	\$95,648	\$426,487
964301016	28753-11	9	\$186,099	\$74,431	\$260,530
964301017	28753-11	10	\$297,740	\$97,433	\$395,173
964301018	28753-11	11	\$260,388	\$71,009	\$331,397
964301019	28753-11	12	\$504,594	\$104,040	\$608,634
964301020	28753-11	13	\$561,000	\$102,000	\$663,000
964301021	28753-11	14	\$306,112	\$97,431	\$403,543
964301022	28753-11	15	\$331,442	\$97,433	\$428,875
964301023	28753-11	16	\$271,464	\$92,408	\$363,872
964301024	28753-11	17	\$288,012	\$97,430	\$385,442
964301025	28753-11	18	\$390,150	\$104,040	\$494,190
964301026	28753-11	19	\$352,753	\$107,219	\$459,972
964301027	28753-11	20	\$214,155	\$73,464	\$287,619
964302001	28753-6	22	\$409,917	\$104,040	\$513,957
964302002	28753-6	23	\$316,061	\$109,363	\$425,424
964302003	28753-6	24	\$224,879	\$71,010	\$295,889
964302004	28753-6	25	\$318,402	\$95,648	\$414,050
964302005	28753-6	26	\$283,016	\$92,410	\$375,426
964302006	28753-6	27	\$364,387	\$102,482	\$466,869
964302007	28753-6	28	\$431,766	\$104,040	\$535,806
964302008	28753-6	29	\$306,102	\$95,648	\$401,750
964302009	28753-6	30	\$189,369	\$86,634	\$276,003

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964302010	28753-6	31	\$362,059	\$130,050	\$492,109
964302013	28753-11	21	\$304,535	\$111,550	\$416,085
964302014	28753-11	22	\$241,353	\$61,878	\$303,231
964302015	28753-11	23	\$198,030	\$74,253	\$272,283
964302016	28753-11	24	\$321,407	\$95,647	\$417,054
964302017	28753-11	25	\$373,550	\$97,430	\$470,980
964302018	28753-11	26	\$192,302	\$86,839	\$279,141
964310001	28753-16	1	\$361,205	\$229,854	\$591,059
964310002	28753-16	2	\$329,621	\$107,219	\$436,840
964310003	28753-16	3	\$499,392	\$104,040	\$603,432
964310004	28753-16	4	\$326,273	\$104,394	\$430,667
964310005	28753-16	5	\$318,589	\$91,023	\$409,612
964310006	28753-16	6	\$303,823	\$145,793	\$449,616
964310007	28753-16	7	\$295,833	\$91,023	\$386,856
964310008	28753-16	8	\$210,913	\$74,431	\$285,344
964310009	28753-16	9	\$283,561	\$104,392	\$387,953
964310010	28753-16	14	\$280,634	\$104,392	\$385,026
964310011	28753-16	15	\$350,240	\$69,588	\$419,828
964310012	28753-16	16	\$326,295	\$97,431	\$423,726
964310013	28753-16	17	\$341,505	\$229,853	\$571,358
964310014	28753-16	18	\$188,936	\$72,431	\$261,367
964310015	28753-16	19	\$307,361	\$104,392	\$411,753
964310016	28753-16	20	\$340,581	\$105,117	\$445,698
964310017	28753-20	1	\$303,811	\$92,408	\$396,219
964310018	28753-20	2	\$281,231	\$97,571	\$378,802
964310019	28753-20	3	\$222,786	\$111,388	\$334,174
964310020	28753-20	4	\$288,933	\$83,511	\$372,444
964310021	28753-20	5	\$278,699	\$158,982	\$437,681
964310022	28753-20	6	\$290,060	\$83,511	\$373,571
964311001	28753-16	10	\$403,332	\$218,017	\$621,349
964311002	28753-16	11	\$312,237	\$82,471	\$394,708
964311003	28753-16	12	\$345,809	\$111,550	\$457,359
964311004	28753-16	13	\$405,482	\$104,391	\$509,873
964311005	28753-16	21	\$219,185	\$73,880	\$293,065
964311006	28753-16	22	\$328,093	\$109,363	\$437,456
964311008	28753-20	7	\$186,097	\$74,432	\$260,529
964311009	28753-20	8	\$481,440	\$102,000	\$583,440
964311010	28753-20	9	\$331,304	\$83,513	\$414,817
964311011	28753-20	10	\$278,546	\$97,430	\$375,976
964311012	28753-20	11	\$318,021	\$91,022	\$409,043
964311013	28753-20	12	\$279,799	\$83,511	\$363,310
964311014	28753-20	13	\$267,268	\$83,511	\$350,779
964311015	28753-20	14	\$356,349	\$105,117	\$461,466
964311016	28753-20	15	\$348,337	\$234,451	\$582,788
964311017	28753-20	16	\$304,545	\$225,347	\$529,892
964311018	28753-20	17	\$353,825	\$107,219	\$461,044
964311019	28753-20	18	\$228,977	\$86,634	\$315,611

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 2023

<b>Assessor Parcel Number</b>	<b>Tract Number</b>	<b>Lot Number</b>	<b>Assessed Improvement Value</b>	<b>Assessed Land Value</b>	<b>Total Assessed Value</b>
964311020	28753-20	19	\$306,884	\$94,258	\$401,142
964311021	28753-20	20	\$281,860	\$92,410	\$374,270
964311022	28753-20	21	\$354,065	\$91,022	\$445,087
964311023	28753-20	22	\$294,579	\$97,431	\$392,010
964311024	28753-20	23	\$215,492	\$73,879	\$289,371
964311025	28753-20	24	\$216,601	\$61,877	\$278,478
964311026	28753-20	25	\$291,769	\$69,588	\$361,357
964311027	28753-20	26	\$259,086	\$71,010	\$330,096
964311028	28753-20	27	\$319,036	\$111,550	\$430,586
964311029	28753-20	28	\$348,577	\$69,587	\$418,164
964311030	28753-20	29	\$297,756	\$97,430	\$395,186
964311031	28753-20	30	\$405,756	\$130,050	\$535,806
964311032	28753-20	31	\$327,088	\$97,430	\$424,518
964312001	28753-16	23	\$246,658	\$72,430	\$319,088
964312002	28753-16	24	\$197,024	\$73,879	\$270,903
964312003	28753-16	25	\$292,467	\$104,392	\$396,859
964312004	28753-16	26	\$344,067	\$91,023	\$435,090
<b>TOTALS <sup>[1]</sup></b>			<b>\$198,886,039</b>	<b>\$60,309,325</b>	<b>\$259,195,364</b>

[1] All of the property within IA 1 of CFD No. 2002-1 is "improved" as defined in the Continuing Disclosure Certificate.

## **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.



# MELLO ROOS REPORT

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

CDIAC # : 2012-1048  
Status: Submitted  
09/27/2023

Information as of Reporting Year End: 06/30/2023

## Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2002-1
Issue Name:	2012 Special Tax Ref Bonds
Project Name:	IA No 1 Rancho Bella Vista & Avondale
Actual Sale Date:	07/26/2012
Settlement Date:	08/14/2012
Original Principal Amount:	\$6,785,000.00
Date of Filing:	09/26/2023
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$499,131.26

### Credit Rating from Report of Final Sale

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

### Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

### Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	



# MELLO ROOS REPORT

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

CDIAC # : 2012-1048  
Status: Submitted  
09/27/2023

Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$4,195,000.00
Bond Reserve Fund:	\$499,143.84
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	01/01/2023
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$259,195,364.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$644,229.24
Total Amount of Unpaid Special Taxes Annually:	\$4,628.07
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	07/01/2023
Total Number of Delinquent Parcels:	6
Total Amount of Special Taxes Due on Delinquent Parcels:	\$9,632.21

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CDIAC Delinquency Report_CFD 2002.1 IA.1_2012-	09/26/2023





# MELLO ROOS REPORT

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

CDIAC # : 2012-1048  
Status: Submitted  
09/27/2023

1048.pdf

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
09/27/2010	1	\$827.64
11/09/2009	1	\$827.64

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Justin Bjorgan

Agency/Organization Name: Special District Financing & Administration

Address: 437 West Grand Avenue

City: Escondido

State: CA

Zip Code: 92025

Telephone: 949-371-8460

Fax Number:

E-mail: jbjorgan@sdfa.com

## Comments

Issuer Comments:

Submission Date: 09/26/2023