

## Annual Disclosure Report

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Temecula Valley Unified School District  
Community Facilities District No. 2014-1  
2018 Special Tax Bonds  
\$7,700,000

February 15, 2023

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

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**Temecula Valley Unified School District**  
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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  
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Superintendent  
Jodi McClay, Ed.D.

**Board of Education**

Allison Barclay  
Danny Gonzalez  
Dr. Joseph Komrosky  
Steven Schwartz  
Jennifer Wiersma

February 15, 2023

**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. 2014-1, 2018 Special Tax Bonds**, in the principal amount of \$7,700,000.

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 Services



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# Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2014-1

Series 2018 Special Tax Bonds

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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. 2014-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2018 Special Tax Bonds in the amount of \$7,700,000 (“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 Certificate. 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. 2014-1

Series 2018 Special Tax Bonds

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## SUMMARY OF THE CONTINUING DISCLOSURE CERTIFICATE

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*

The Community Facilities District (“CFD”) shall provide, or 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 Community Facilities District’s fiscal year (which currently would be February 15) commencing with the report for the 2017-18 Fiscal Year.

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### *Contents of the Annual Report*

In accordance with Section 4, “Content of Annual Reports,” of the Continuing Disclosure Certificate, the Community Facilities District’s Annual Report shall contain or incorporate 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 government 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 the 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 the Prepayment Account of the Special Tax Fund as of a date within 90 days of the date of the Annual Report;
  - (iii) Balance in the Bond Fund as of a date within 90 days of the date of the Annual Report;
  - (iv) Balance in the 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 Community Facilities District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year;
  - (vii) Status of foreclosure proceedings of parcels, if any, within the Community Facilities District and summary of results of foreclosure sales, if applicable;
  - (viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities 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 Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities 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 Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid;
  - (xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix A to the Official Statement; and
  - (xii) A copy of the annual information required to be filed by the Community Facilities 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 Community Facilities District shall provide such further information, if any, as may be necessary to make the specifically required statements set forth in clauses (i) to (xii), in the light of the circumstances under which they are 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 Community Facilities

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 Community Facilities 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 LLC is acting as Dissemination Agent on behalf of the Community Facilities 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.

As required, this Annual Report is being filed electronically with <http://www.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  
Fax: (213) 615-6199  
E-mail: [john.axt@usbank.com](mailto:john.axt@usbank.com)

Trust Review Analyst:

Xin Xin Wu  
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) 615-6045  
Fax: (213) 615-6197  
E-mail: [xinxin.wu@usbank.com](mailto:xinxin.wu@usbank.com)



Section

**Three**

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# Annual Disclosure Report

Temecula Valley Unified School District  
Community Facilities District No. 2014-1  
Series 2018 Special Tax Bonds

## REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2014-1 Special Tax Bonds issued in the amount of \$ 7,700,000 were delivered on or about August 15, 2018.

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

# Annual Disclosure Report

Temecula Valley Unified School District  
 Community Facilities District No. 2014-1  
 Series 2018 Special Tax Bonds

**APPENDICES**

Appendix	CDC Section No.	Description
<i>A</i>	<i>4(a)</i>	2021/22 Audited Financial Statement
<i>B</i>	<i>4(b)(i-vi)-(ix-xi)</i>	Outstanding Principal, Fund/Account Balances, Reserve Statement, Special Tax Levy Summary for previous Fiscal Year, Total Amount of Delinquencies in District, Prepayment Information for prior Fiscal Year, Revisions to Rate and Method of Apportionment
<i>C</i>	<i>4(b)vii)</i>	Status of Foreclosure Proceedings
<i>D</i>	<i>4(b)(viii)</i>	Assessed Values (Improved and Unimproved)
<i>E</i>	<i>4(b)(xii)</i>	CDIAC Report

## ***APPENDIX A: 2021/22 Audited Financial Statement***

The 2021/22 Audited Financial Statement was filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on February 2, 2023 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/P21654792-P21273625-P21701054.pdf>

## **APPENDIX B: Financial and Operating Data**

Account balances as of November 30, 2022, unless otherwise noted.

(i)	Principal amount of the Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report:	\$7,280,000.00
(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:	\$64.15
	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:	\$12.46
	Interest Account Balance:	\$5,167.05
(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:	\$484,594.49
	Reserve Fund Requirement:	\$482,062.50
	Statement of Reserve Requirement:	
	The Reserve Requirement means with respect to the Series 2018 Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, less original issue discount, if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average annual debt service on the Bonds.	
	10% of Original Principal Amount of Bonds:	\$770,000.00
	Maximum Annual Debt Service:	\$482,062.50
	125% of Average Annual Debt Service:	\$597,715.96
(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:	\$1,295.57
	Redemption Fund Balance:	\$0.00
	Sinking Fund Redemption Balance:	\$0.00
	Optional Redemption Account Balance:	\$0.00
	Mandatory Redemption Account Balance:	\$0.00
	Construction Fund:	\$0.00
	School Facilities Account Balance:	\$0.00
	Brookfield Property Sub-Account:	\$0.00
	SPC Property Sub-Account:	\$0.00
	Costs of Issuance Account Balance:	\$0.00

Rebate Fund Balance: \$0.00

Residual Fund Balance: \$115,511.59

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

Fiscal Year 2021/22

Amount Levied: \$575,476.00

Amount Collected: \$571,648.00

Amount Delinquent with County as of 7/01/2022: \$3,828.00

Amount Delinquent with Foreclosure Counsel as of 7/01/2022: \$0.00

Percentage Delinquent as of 7/01/2022: 0.67%

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

(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 Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities 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 Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities 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 Amount of Delinquencies in District as of August 2022

Total Delinquencies in District: \$10,846.00

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 Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid:

There are no parcels which have prepaid the Special Tax.

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

There have been no changes to the Rate and Method of Apportionment dated 4/21/2014 as set forth in Appendix B to the Official Statement, approved or submitted to the electors for approval.

- (xii) A copy of the annual information required to be filed by the Community Facilities 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 within CFD No. 2014-1 and summary of results of foreclosure sales, if any.

**Temecula Valley Unifed School District  
Community Facilities District No. 2014-1  
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>Delinquent with County under Delinquency Covenant</i>	<i>Amount Delinquent with County under Delinquency Covenant</i>	<i>County Delinquency Data Report Date <sup>(1)</sup></i>	<b>Foreclosure Proceedings Initiated</b>				
									<i>Number of Parcels Over Delinquency Covenant <sup>(2)</sup></i>	<i>Amount Delinquent with Foreclosure Attorney</i>	<i>Delinquencies with Foreclosure Attorney Updated as of</i>	<i>Amount Delinquent with County Over Covenant</i>	<i>Status of Foreclosure Proceedings</i>
2021/22	451	\$575,476.00	3	\$3,828.00	0.67%	1	\$1,276.00	7/1/2022	2	\$0.00	N/A	\$2,552.00	Unresolved
2020/21	451	\$575,476.00	2	\$1,914.00	0.33%	0	\$0.00	7/1/2022	2	\$0.00	N/A	\$2,552.00	Unresolved
2019/20	449	\$572,924.00	1	\$1,276.00	0.22%	1	\$1,276.00	7/1/2022	1	\$0.00	N/A	\$1,276.00	Unresolved
2018/19	401	\$511,676.00	1	\$1,276.00	0.25%	0	\$0.00	7/1/2022	1	\$0.00	N/A	\$1,276.00	Unresolved
2017/18	301	\$384,076.00	1	\$1,276.00	0.33%	0	\$0.00	7/1/2022	1	\$0.00	N/A	\$1,276.00	Unresolved
2016/17	245	\$312,620.00	1	\$1,276.00	0.41%	0	\$0.00	7/1/2022	1	\$0.00	N/A	\$1,276.00	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 No. 2014-1 follow.

Temecula Valley Unified School District  
**Community Facilities District No. 2014-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
 Riverside County Assessor's Records - July 2022

<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>
476110004	30069-1	72	\$381,309	\$113,361	\$494,670
476110005	30069-1	73	\$367,561	\$111,550	\$479,111
476110006	30069-1	74	\$349,803	\$111,549	\$461,352
476110007	30069-1	75	\$396,767	\$113,361	\$510,128
476110008	30069-1	76	\$337,753	\$100,395	\$438,148
476110009	30069-1	77	\$375,270	\$117,941	\$493,211
476110010	30069-1	78	\$320,151	\$111,550	\$431,701
476110011	30069-1	79	\$334,065	\$122,704	\$456,769
476110012	30069-1	80	\$525,750	\$110,000	\$635,750
476110013	30069-1	81	\$319,027	\$122,703	\$441,730
476110014	30069-1	82	\$331,120	\$115,629	\$446,749
476111001	30069-1	148	\$317,198	\$120,299	\$437,497
476111002	30069-1	149	\$371,790	\$112,200	\$483,990
476111003	30069-1	150	\$520,000	\$110,000	\$630,000
476111004	30069-1	151	\$346,514	\$120,297	\$466,811
476111005	30069-1	152	\$361,834	\$122,703	\$484,537
476111006	30069-1	153	\$421,545	\$122,704	\$544,249
476111007	30069-1	154	\$542,500	\$110,000	\$652,500
476111008	30069-1	155	\$600,000	\$110,000	\$710,000
476111009	30069-1	156	\$353,834	\$122,704	\$476,538
476111010	30069-1	157	\$333,384	\$122,704	\$456,088
476111011	30069-1	158	\$329,763	\$122,703	\$452,466
476111012	30069-1	159	\$334,206	\$122,704	\$456,910
476111013	30069-1	160	\$316,804	\$122,704	\$439,508
476111014	30069-1	161	\$447,059	\$113,361	\$560,420
476111015	30069-1	162	\$341,089	\$100,394	\$441,483
476111016	30069-1	163	\$358,108	\$122,704	\$480,812
476111017	30069-1	164	\$338,068	\$111,549	\$449,617
476111018	30069-1	165	\$380,278	\$113,361	\$493,639
476111019	30069-1	166	\$418,158	\$117,941	\$536,099
476111020	30069-1	167	\$595,000	\$110,000	\$705,000
476111021	30069-1	168	\$388,124	\$122,703	\$510,827
476111022	30069-1	169	\$381,505	\$111,550	\$493,055
476111023	30069-1	170	\$351,944	\$122,704	\$474,648
476111034	30069-1	181	\$397,800	\$112,200	\$510,000
476111035	30069-1	182	\$357,680	\$102,401	\$460,081
476111036	30069-1	183	\$350,199	\$101,923	\$452,122
476111037	30069-1	184	\$372,462	\$102,402	\$474,864
476111038	30069-1	185	\$252,833	\$63,593	\$316,426
476111039	30069-1	186	\$383,737	\$111,549	\$495,286
476120001	30069-1	228	\$483,541	\$115,629	\$599,170
476120002	30069-1	229	\$379,414	\$122,704	\$502,118
476120003	30069-1	230	\$392,733	\$122,703	\$515,436
476120004	30069-1	231	\$416,511	\$109,363	\$525,874
476120005	30069-1	232	\$399,214	\$120,299	\$519,513
476120006	30069-1	233	\$389,465	\$122,704	\$512,169
476120007	30069-1	234	\$525,378	\$117,941	\$643,319
476120008	30069-1	235	\$499,824	\$113,361	\$613,185

Temecula Valley Unified School District  
**Community Facilities District No. 2014-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
 Riverside County Assessor's Records - July 2022

<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>
476120009	30069-1	266	\$440,594	\$102,401	\$542,995
476120010	30069-1	267	\$411,492	\$101,923	\$513,415
476120011	30069-1	268	\$392,148	\$79,272	\$471,420
476120012	30069-1	269	\$405,420	\$79,272	\$484,692
476120013	30069-1	270	\$428,880	\$96,498	\$525,378
476120014	30069-1	271	\$409,973	\$79,273	\$489,246
476120015	30069-1	272	\$570,692	\$112,197	\$682,889
476120016	30069-1	273	\$431,989	\$120,299	\$552,288
476120017	30069-1	274	\$495,293	\$101,924	\$597,217
476120018	30069-1	275	\$329,871	\$101,923	\$431,794
476120019	30069-1	276	\$452,851	\$101,924	\$554,775
476121001	30069-1	277	\$389,912	\$79,273	\$469,185
476121002	30069-1	278	\$383,680	\$115,629	\$499,309
476121003	30069-1	279	\$385,788	\$79,272	\$465,060
476121004	30069-1	280	\$360,384	\$101,924	\$462,308
476121005	30069-1	281	\$405,687	\$79,272	\$484,959
476121006	30069-1	282	\$235,630	\$277,116	\$512,746
476121007	30069-1	283	\$404,335	\$79,272	\$483,607
476121008	30069-1	284	\$383,736	\$111,550	\$495,286
476121009	30069-1	294	\$392,984	\$113,250	\$506,234
476121010	30069-1	295	\$489,519	\$113,361	\$602,880
476121011	30069-1	296	\$412,214	\$79,272	\$491,486
476130001	30069-1	236	\$490,270	\$111,549	\$601,819
476130002	30069-1	237	\$592,620	\$112,200	\$704,820
476130003	30069-1	238	\$491,035	\$111,549	\$602,584
476130025	30069-1	260	\$351,620	\$100,395	\$452,015
476130026	30069-1	261	\$462,514	\$115,631	\$578,145
476130027	30069-1	262	\$359,844	\$122,704	\$482,548
476130028	30069-1	263	\$364,214	\$111,550	\$475,764
476130029	30069-1	264	\$417,231	\$111,550	\$528,781
476130030	30069-1	265	\$401,585	\$111,550	\$513,135
476131001	30069-1	285	\$394,500	\$115,629	\$510,129
476131002	30069-1	286	\$409,369	\$100,395	\$509,764
476131003	30069-1	287	\$373,697	\$111,550	\$485,247
476131004	30069-1	288	\$453,484	\$111,549	\$565,033
476131005	30069-1	289	\$359,831	\$79,272	\$439,103
476131006	30069-1	290	\$436,595	\$79,645	\$516,240
476131007	30069-1	291	\$448,659	\$80,855	\$529,514
476131008	30069-1	292	\$407,962	\$79,273	\$487,235
476131009	30069-1	293	\$247,589	\$188,205	\$435,794
476132001	30069-1	333	\$180,350	\$123,958	\$304,308
476132002	30069-1	334	\$365,850	\$113,361	\$479,211
476132003	30069-1	335	\$346,891	\$101,924	\$448,815
476132004	30069-1	336	\$347,406	\$79,272	\$426,678
476132005	30069-1	337	\$409,959	\$115,629	\$525,588
476132006	30069-1	338	\$451,976	\$101,923	\$553,899
476132007	30069-1	339	\$389,554	\$113,361	\$502,915
476132008	30069-1	340	\$540,600	\$112,200	\$652,800

Temecula Valley Unified School District  
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 Riverside County Assessor's Records - July 2022

<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>
476132009	30069-1	341	\$493,057	\$111,550	\$604,607
476150001	30069-1	83	\$388,614	\$109,363	\$497,977
476150002	30069-1	84	\$378,372	\$109,363	\$487,735
476150003	30069-1	85	\$399,042	\$109,363	\$508,405
476150004	30069-1	86	\$496,741	\$122,016	\$618,757
476150005	30069-1	87	\$365,850	\$113,361	\$479,211
476150006	30069-1	88	\$349,966	\$120,299	\$470,265
476150007	30069-1	89	\$406,363	\$117,941	\$524,304
476150008	30069-1	90	\$332,976	\$79,272	\$412,248
476150009	30069-1	91	\$344,497	\$109,363	\$453,860
476150010	30069-1	92	\$304,649	\$101,923	\$406,572
476150011	30069-1	93	\$342,022	\$101,919	\$443,941
476150012	30069-1	94	\$369,909	\$117,941	\$487,850
476150013	30069-1	95	\$448,800	\$112,200	\$561,000
476150014	30069-1	96	\$357,877	\$101,924	\$459,801
476150015	30069-1	97	\$325,034	\$101,923	\$426,957
476150016	30069-1	98	\$444,771	\$79,272	\$524,043
476150017	30069-1	99	\$362,760	\$115,629	\$478,389
476150018	30069-1	100	\$412,226	\$113,361	\$525,587
476150019	30069-1	101	\$406,433	\$79,272	\$485,705
476150020	30069-1	102	\$564,000	\$110,000	\$674,000
476150021	30069-1	103	\$420,708	\$79,272	\$499,980
476150022	30069-1	104	\$407,052	\$122,704	\$529,756
476150023	30069-1	105	\$402,386	\$79,272	\$481,658
476150024	30069-1	106	\$325,300	\$111,549	\$436,849
476150025	30069-1	107	\$364,317	\$101,923	\$466,240
476150026	30069-1	108	\$155,610	\$34,135	\$189,745
476150027	30069-1	109	\$345,876	\$92,160	\$438,036
476150028	30069-1	110	\$376,156	\$113,361	\$489,517
476150029	30069-1	111	\$338,404	\$79,272	\$417,676
476150030	30069-1	112	\$386,320	\$79,272	\$465,592
476150031	30069-1	113	\$456,025	\$113,361	\$569,386
476151001	30069-1	114	\$431,461	\$142,798	\$574,259
476151002	30069-1	115	\$535,000	\$110,000	\$645,000
476151003	30069-1	116	\$348,495	\$103,959	\$452,454
476151004	30069-1	117	\$362,716	\$80,855	\$443,571
476151005	30069-1	118	\$367,015	\$79,273	\$446,288
476151006	30069-1	119	\$373,915	\$120,299	\$494,214
476151007	30069-1	120	\$373,168	\$115,629	\$488,797
476151008	30069-1	121	\$371,837	\$120,299	\$492,136
476151009	30069-1	122	\$325,728	\$111,550	\$437,278
476151010	30069-1	123	\$396,714	\$117,941	\$514,655
476151011	30069-1	124	\$391,614	\$113,361	\$504,975
476151012	30069-1	125	\$396,767	\$113,361	\$510,128
476151013	30069-1	126	\$356,743	\$101,924	\$458,667
476151014	30069-1	127	\$390,584	\$113,361	\$503,945
476151015	30069-1	128	\$510,000	\$110,000	\$620,000
476151016	30069-1	129	\$397,223	\$111,550	\$508,773

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476160003	30069-1	189	\$412,208	\$120,297	\$532,505
476160004	30069-1	190	\$410,568	\$120,299	\$530,867
476160005	30069-1	191	\$401,179	\$109,363	\$510,542
476160006	30069-1	192	\$413,615	\$164,046	\$577,661
476160007	30069-1	193	\$365,276	\$109,363	\$474,639
476160008	30069-1	194	\$417,224	\$109,363	\$526,587
476160009	30069-1	195	\$378,819	\$115,629	\$494,448
476160010	30069-1	196	\$443,143	\$113,361	\$556,504
476160011	30069-1	197	\$475,891	\$113,361	\$589,252
476160012	30069-1	198	\$768,000	\$160,000	\$928,000
476160013	30069-1	199	\$268,309	\$40,059	\$308,368
476160014	30069-1	200	\$488,385	\$78,837	\$567,222
476160015	30069-1	201	\$485,644	\$78,837	\$564,481
476161012	30069-1	213	\$421,599	\$109,363	\$530,962
476161013	30069-1	214	\$469,600	\$112,200	\$581,800
476161014	30069-1	215	\$612,528	\$213,672	\$826,200
476161015	30069-1	216	\$365,276	\$109,363	\$474,639
476161016	30069-1	217	\$404,679	\$109,363	\$514,042
476161017	30069-1	218	\$468,584	\$120,299	\$588,883
476161018	30069-1	219	\$424,577	\$120,297	\$544,874
476161019	30069-1	220	\$420,661	\$122,704	\$543,365
476161020	30069-1	221	\$397,854	\$122,703	\$520,557
476161021	30069-1	222	\$394,191	\$115,629	\$509,820
476161022	30069-1	223	\$423,818	\$122,704	\$546,522
476161023	30069-1	224	\$416,087	\$122,703	\$538,790
476161024	30069-1	225	\$471,768	\$117,941	\$589,709
476161025	30069-1	226	\$601,800	\$112,200	\$714,000
476161026	30069-1	227	\$420,745	\$122,704	\$543,449
476350011	30069	11	\$384,651	\$136,705	\$521,356
476350012	30069	12	\$377,196	\$120,299	\$497,495
476350013	30069	13	\$389,761	\$122,703	\$512,464
476350014	30069	14	\$0	\$524,538	\$524,538
476350015	30069	15	\$411,775	\$120,299	\$532,074
476350016	30069	16	\$353,069	\$122,704	\$475,773
476350017	30069	17	\$424,452	\$111,550	\$536,002
476350018	30069	18	\$363,690	\$143,812	\$507,502
476350019	30069	19	\$392,623	\$101,923	\$494,546
476350020	30069	20	\$368,119	\$122,704	\$490,823
476350021	30069	21	\$450,323	\$117,941	\$568,264
476351001	30069	70	\$404,764	\$113,250	\$518,014
476351002	30069	71	\$484,721	\$101,923	\$586,644
476351003	30069	72	\$428,117	\$101,924	\$530,041
476351004	30069	73	\$464,834	\$100,395	\$565,229
476351005	30069	74	\$452,264	\$101,924	\$554,188
476351006	30069	75	\$566,811	\$113,361	\$680,172
476351007	30069	77	\$553,549	\$117,941	\$671,490
476351008	30069	78	\$276,184	\$90,806	\$366,990
476351009	30069	79	\$396,006	\$111,550	\$507,556

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476351010	30069	80	\$510,349	\$111,549	\$621,898
476351011	30069	81	\$471,177	\$117,941	\$589,118
476351012	30069	67	\$442,141	\$113,249	\$555,390
476351013	30069	68	\$444,687	\$113,249	\$557,936
476351014	30069	69	\$481,544	\$113,249	\$594,793
476351015	30069	76	\$615,000	\$110,000	\$725,000
476352001	30069	82	\$454,076	\$117,941	\$572,017
476352002	30069	83	\$423,896	\$111,550	\$535,446
476352003	30069	84	\$507,157	\$119,201	\$626,358
476352004	30069	85	\$271,142	\$150,253	\$421,395
476352005	30069	86	\$685,000	\$110,000	\$795,000
476352006	30069	87	\$441,389	\$115,629	\$557,018
476352007	30069	88	\$476,121	\$113,361	\$589,482
476352008	30069	89	\$573,000	\$110,000	\$683,000
476352009	30069	90	\$509,176	\$122,704	\$631,880
476352013	30069	94	\$427,321	\$120,297	\$547,618
476352014	30069	95	\$550,005	\$109,362	\$659,367
476352015	30069	96	\$520,332	\$115,629	\$635,961
476352016	30069	97	\$398,735	\$122,704	\$521,439
476352017	30069	98	\$448,262	\$122,703	\$570,965
476352018	30069	99	\$452,798	\$122,703	\$575,501
476352019	30069	100	\$407,049	\$122,704	\$529,753
476352020	30069	101	\$510,130	\$113,361	\$623,491
476352021	30069	102	\$444,457	\$111,549	\$556,006
476352022	30069	103	\$509,821	\$115,629	\$625,450
476360001	30069	22	\$424,677	\$100,395	\$525,072
476360002	30069	23	\$353,617	\$111,550	\$465,167
476360003	30069	24	\$333,538	\$111,549	\$445,087
476360004	30069	25	\$424,622	\$113,250	\$537,872
476360005	30069	26	\$356,746	\$101,923	\$458,669
476360006	30069	27	\$76,322	\$26,078	\$102,400
476360007	30069	28	\$430,017	\$101,924	\$531,941
476360008	30069	29	\$404,703	\$115,629	\$520,332
476361001	30069	30	\$468,907	\$113,361	\$582,268
476361002	30069	31	\$645,000	\$110,000	\$755,000
476361003	30069	32	\$371,791	\$109,363	\$481,154
476361004	30069	33	\$401,365	\$120,299	\$521,664
476361005	30069	34	\$540,498	\$112,200	\$652,698
476361006	30069	35	\$479,213	\$113,361	\$592,574
476361007	30069	36	\$457,142	\$109,363	\$566,505
476361008	30069	37	\$417,443	\$120,299	\$537,742
476361009	30069	38	\$449,004	\$109,363	\$558,367
476361010	30069	39	\$382,680	\$120,297	\$502,977
476361011	30069	40	\$664,500	\$110,000	\$774,500
476361012	30069	41	\$510,667	\$136,705	\$647,372
476361013	30069	42	\$468,079	\$120,299	\$588,378
476361014	30069	43	\$546,199	\$113,361	\$659,560
476361015	30069	44	\$437,457	\$136,705	\$574,162

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476361016	30069	45	\$469,719	\$120,299	\$590,018
476361017	30069	46	\$421,054	\$136,701	\$557,755
476361018	30069	47	\$431,371	\$120,299	\$551,670
476361019	30069	48	\$267,345	\$110,379	\$377,724
476361022	30069	51	\$391,012	\$77,503	\$468,515
476361025	30069	54	\$204,905	\$49,703	\$254,608
476361026	30069	55	\$447,384	\$164,046	\$611,430
476361027	30069	56	\$513,454	\$109,363	\$622,817
476361028	30069	57	\$500,860	\$136,705	\$637,565
476361029	30069	49	\$486,426	\$113,361	\$599,787
476361030	30069	50	\$474,220	\$109,361	\$583,581
476361031	30069	52	\$582,526	\$195,760	\$778,286
476361032	30069	53	\$557,647	\$164,046	\$721,693
476362001	30069	58	\$480,197	\$120,299	\$600,496
476362002	30069	59	\$805,800	\$112,200	\$918,000
476362003	30069	60	\$436,909	\$109,363	\$546,272
476362004	30069	61	\$550,800	\$112,200	\$663,000
476362005	30069	62	\$470,316	\$101,924	\$572,240
476362006	30069	63	\$416,202	\$101,923	\$518,125
476362007	30069	64	\$484,366	\$113,361	\$597,727
476362008	30069	65	\$495,899	\$101,924	\$597,823
476362009	30069	66	\$434,724	\$191,386	\$626,110
476370001	30069-2	1	\$615,000	\$110,000	\$725,000
476370002	30069-2	2	\$450,955	\$115,629	\$566,584
476370003	30069-2	3	\$472,568	\$136,705	\$609,273
476370004	30069-2	4	\$427,214	\$160,826	\$588,040
476370005	30069-2	5	\$474,757	\$133,702	\$608,459
476370006	30069-2	6	\$540,498	\$112,200	\$652,698
476370007	30069-2	7	\$474,716	\$136,705	\$611,421
476370008	30069-2	8	\$420,839	\$147,666	\$568,505
476370009	30069-2	9	\$417,952	\$134,021	\$551,973
476371001	30069-2	10	\$441,757	\$148,191	\$589,948
476371002	30069-2	11	\$437,458	\$150,728	\$588,186
476371003	30069-2	12	\$428,880	\$132,971	\$561,851
476371004	30069-2	13	\$377,400	\$112,200	\$489,600
476371005	30069-2	14	\$397,965	\$109,361	\$507,326
476371006	30069-2	15	\$391,682	\$109,363	\$501,045
476372001	30069-2	16	\$404,099	\$109,363	\$513,462
476372002	30069-2	17	\$499,698	\$112,200	\$611,898
476372003	30069-2	18	\$473,969	\$136,705	\$610,674
476372004	30069-2	19	\$380,952	\$160,829	\$541,781
476372005	30069-2	20	\$353,595	\$174,765	\$528,360
476372006	30069-2	21	\$454,949	\$115,629	\$570,578
476372007	30069-2	22	\$375,270	\$138,558	\$513,828
476372008	30069-2	23	\$410,460	\$167,341	\$577,801
476372009	30069-2	24	\$487,303	\$134,024	\$621,327
476380001	30069-2	25	\$364,763	\$150,104	\$514,867
476380002	30069-2	26	\$373,106	\$134,021	\$507,127

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476380003	30069-2	27	\$456,540	\$113,361	\$569,901
476380004	30069-2	28	\$448,800	\$112,200	\$561,000
476380005	30069-2	29	\$576,300	\$112,200	\$688,500
476380006	30069-2	30	\$457,472	\$152,787	\$610,259
476380007	30069-2	31	\$462,589	\$160,829	\$623,418
476380008	30069-2	32	\$201,249	\$63,550	\$264,799
476380009	30069-2	33	\$422,108	\$107,217	\$529,325
476380010	30069-2	34	\$420,410	\$170,133	\$590,543
476380011	30069-2	35	\$405,742	\$107,219	\$512,961
476380012	30069-2	36	\$489,324	\$166,274	\$655,598
476380013	30069-2	37	\$436,462	\$160,829	\$597,291
476380014	30069-2	38	\$404,048	\$128,663	\$532,711
476380015	30069-2	39	\$428,881	\$122,231	\$551,112
476381001	30069-2	40	\$452,148	\$160,825	\$612,973
476381002	30069-2	41	\$773,000	\$110,000	\$883,000
476381003	30069-2	42	\$405,291	\$172,346	\$577,637
476381004	30069-2	43	\$390,173	\$134,024	\$524,197
476381005	30069-2	44	\$395,012	\$107,216	\$502,228
476381006	30069-2	45	\$575,000	\$110,000	\$685,000
476381007	30069-2	46	\$388,206	\$117,938	\$506,144
476381008	30069-2	47	\$394,390	\$117,941	\$512,331
476381009	30069-2	48	\$474,300	\$158,100	\$632,400
476381010	30069-2	49	\$405,833	\$117,938	\$523,771
476381011	30069-2	50	\$412,774	\$117,941	\$530,715
476381012	30069-2	51	\$433,109	\$80,414	\$513,523
476381013	30069-2	52	\$471,768	\$107,219	\$578,987
476381014	30069-2	53	\$356,011	\$152,251	\$508,262
476381015	30069-2	54	\$429,746	\$77,292	\$507,038
476382001	30069-2	55	\$642,600	\$112,200	\$754,800
476382002	30069-2	56	\$409,307	\$160,829	\$570,136
476382003	30069-2	57	\$651,780	\$112,200	\$763,980
476382004	30069-2	58	\$561,000	\$142,800	\$703,800
476382005	30069-2	59	\$411,311	\$117,938	\$529,249
476382006	30069-2	60	\$468,567	\$117,941	\$586,508
476382007	30069-2	61	\$415,861	\$117,941	\$533,802
476390001	30069-2	62	\$387,492	\$77,292	\$464,784
476390002	30069-2	63	\$388,935	\$115,629	\$504,564
476390003	30069-2	64	\$424,675	\$115,629	\$540,304
476390004	30069-2	65	\$510,847	\$115,629	\$626,476
476390005	30069-2	66	\$525,810	\$76,500	\$602,310
476390006	30069-2	67	\$428,652	\$78,837	\$507,489
476390007	30069-2	68	\$352,661	\$105,117	\$457,778
476390008	30069-2	69	\$358,451	\$105,117	\$463,568
476390009	30069-2	70	\$394,592	\$78,837	\$473,429
476390010	30069-2	71	\$480,671	\$103,168	\$583,839
476390011	30069-2	72	\$390,504	\$105,115	\$495,619
476390012	30069-2	73	\$382,175	\$131,396	\$513,571
476390013	30069-2	74	\$381,104	\$105,115	\$486,219



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476390014	30069-2	75	\$379,809	\$131,396	\$511,205
476390015	30069-2	76	\$342,194	\$131,394	\$473,588
476390016	30069-2	77	\$392,664	\$105,117	\$497,781
476390017	30069-2	78	\$392,918	\$78,837	\$471,755
476390018	30069-2	79	\$395,387	\$111,691	\$507,078
476390019	30069-2	80	\$380,960	\$78,837	\$459,797
476390020	30069-2	81	\$573,106	\$161,894	\$735,000
476390021	30069-2	82	\$375,162	\$105,117	\$480,279
476390022	30069-2	83	\$81,202	\$23,846	\$105,048
476390023	30069-2	84	\$358,091	\$105,117	\$463,208
476390024	30069-2	85	\$341,632	\$105,117	\$446,749
476390025	30069-2	86	\$401,464	\$78,835	\$480,299
476390026	30069-2	87	\$372,116	\$105,117	\$477,233
476390027	30069-2	88	\$210,316	\$90,159	\$300,475
476390028	30069-2	89	\$221,213	\$94,401	\$315,614
476390029	30069-2	90	\$336,055	\$142,602	\$478,657
476390030	30069-2	111	\$76,684	\$16,868	\$93,552
476390031	30069-2	112	\$349,418	\$109,363	\$458,781
476390032	30069-2	113	\$414,137	\$109,363	\$523,500
476390033	30069-2	114	\$372,500	\$109,363	\$481,863
476390034	30069-2	115	\$402,792	\$109,363	\$512,155
476390035	30069-2	116	\$378,173	\$109,361	\$487,534
476391001	30069-2	91	\$373,944	\$105,117	\$479,061
476391002	30069-2	92	\$374,010	\$105,117	\$479,127
476391003	30069-2	93	\$569,000	\$75,000	\$644,000
476391004	30069-2	94	\$414,609	\$131,396	\$546,005
476391005	30069-2	95	\$339,392	\$131,394	\$470,786
476391006	30069-2	96	\$412,927	\$105,117	\$518,044
476391007	30069-2	97	\$386,097	\$152,420	\$538,517
476391008	30069-2	98	\$555,000	\$75,000	\$630,000
476391009	30069-2	99	\$156,406	\$42,573	\$198,979
476391010	30069-2	100	\$483,480	\$76,500	\$559,980
476391011	30069-2	101	\$395,477	\$169,404	\$564,881
476391012	30069-2	102	\$390,842	\$151,177	\$542,019
476391013	30069-2	103	\$453,903	\$107,219	\$561,122
476391014	30069-2	104	\$419,735	\$105,117	\$524,852
476391015	30069-2	105	\$159,161	\$35,810	\$194,971
476391016	30069-2	106	\$504,900	\$112,200	\$617,100
476391017	30069-2	107	\$337,093	\$107,216	\$444,309
476391018	30069-2	108	\$390,461	\$117,938	\$508,399
476391019	30069-2	109	\$499,800	\$112,200	\$612,000
476391020	30069-2	110	\$321,660	\$132,153	\$453,813
476400001	30069-2	117	\$492,150	\$153,000	\$645,150
476400002	30069-2	118	\$360,698	\$149,432	\$510,130
476400003	30069-2	119	\$420,986	\$113,361	\$534,347
476400004	30069-2	120	\$411,346	\$113,361	\$524,707
476400005	30069-2	121	\$484,500	\$112,200	\$596,700
476400006	30069-2	122	\$372,053	\$107,219	\$479,272

Temecula Valley Unified School District

**Community Facilities District No. 2014-1**

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

Riverside County Assessor's Records - July 2022

<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>
476400007	30069-2	123	\$430,295	\$107,219	\$537,514
476400008	30069-2	124	\$415,250	\$107,219	\$522,469
476400009	30069-2	125	\$388,673	\$107,219	\$495,892
476400010	30069-2	126	\$495,880	\$112,200	\$608,080
476400011	30069-2	127	\$430,142	\$109,361	\$539,503
476400012	30069-2	128	\$515,100	\$112,200	\$627,300
476400013	30069-2	129	\$426,241	\$115,629	\$541,870
476400014	30069-2	130	\$345,801	\$107,216	\$453,017
476400015	30069-2	131	\$545,700	\$112,200	\$657,900
476400016	30069-2	132	\$443,727	\$192,996	\$636,723
476400017	30069-2	133	\$530,400	\$112,200	\$642,600
476400018	30069-2	134	\$337,743	\$117,941	\$455,684
476400019	30069-2	135	\$356,023	\$117,941	\$473,964
476400020	30069-2	136	\$372,545	\$117,938	\$490,483
476400021	30069-2	137	\$366,673	\$117,938	\$484,611
476400022	30069-2	138	\$426,287	\$117,941	\$544,228
476400023	30069-2	139	\$420,117	\$117,938	\$538,055
476400024	30069-2	140	\$398,695	\$117,938	\$516,633
476400025	30069-2	141	\$430,599	\$117,941	\$548,540
476400026	30069-2	142	\$189,008	\$50,709	\$239,717
476400027	30069-2	143	\$411,315	\$117,941	\$529,256
476400028	30069-2	144	\$374,652	\$147,963	\$522,615
476400029	30069-2	145	\$475,686	\$105,117	\$580,803
476400030	30069-2	146	\$437,188	\$78,834	\$516,022
476400031	30069-2	147	\$504,900	\$76,500	\$581,400
476400032	30069-2	148	\$449,314	\$78,837	\$528,151
476400033	30069-2	149	\$430,039	\$78,837	\$508,876
476400034	30069-2	150	\$517,378	\$78,837	\$596,215
476400035	30069-2	151	\$436,957	\$78,837	\$515,794
476400036	30069-2	152	\$396,640	\$83,854	\$480,494
476400037	30069-2	153	\$477,234	\$78,837	\$556,071
476400038	30069-2	154	\$493,108	\$78,837	\$571,945
476400039	30069-2	155	\$342,346	\$54,272	\$396,618
476400040	30069-2	156	\$421,522	\$78,837	\$500,359
476400041	30069-2	157	\$423,624	\$105,117	\$528,741
476400042	30069-2	158	\$61,341	\$15,890	\$77,231
476400043	30069-2	159	\$480,594	\$105,117	\$585,711
476400044	30069-2	160	\$469,934	\$105,117	\$575,051
476400045	30069-2	161	\$617,100	\$76,500	\$693,600
476401001	30069-2	179	\$388,873	\$160,829	\$549,702
476401002	30069-2	180	\$387,667	\$161,901	\$549,568
476401003	30069-2	181	\$347,856	\$150,104	\$497,960
476401004	30069-2	182	\$387,196	\$166,187	\$553,383
476401005	30069-2	183	\$377,704	\$150,107	\$527,811
476401006	30069-2	184	\$450,399	\$117,938	\$568,337
476401007	30069-2	185	\$431,694	\$117,938	\$549,632
476401008	30069-2	186	\$375,876	\$96,495	\$472,371
476401009	30069-2	187	\$525,300	\$112,200	\$637,500

Temecula Valley Unified School District  
**Community Facilities District No. 2014-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
 Riverside County Assessor's Records - July 2022

<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>
476401010	30069-2	188	\$446,488	\$107,219	\$553,707
476401011	30069-2	189	\$427,807	\$107,394	\$535,201
476410001	30069-2	162	\$425,621	\$78,837	\$504,458
476410002	30069-2	163	\$434,136	\$78,837	\$512,973
476410003	30069-2	164	\$416,266	\$105,117	\$521,383
476410004	30069-2	165	\$600,304	\$77,292	\$677,596
476410005	30069-2	166	\$436,522	\$78,837	\$515,359
476410006	30069-2	167	\$490,941	\$78,837	\$569,778
476410007	30069-2	168	\$464,620	\$78,837	\$543,457
476410008	30069-2	169	\$442,274	\$78,837	\$521,111
476410010	30069-2	171	\$443,634	\$105,115	\$548,749
476410011	30069-2	172	\$481,405	\$78,837	\$560,242
476410012	30069-2	173	\$425,726	\$78,837	\$504,563
476410013	30069-2	174	\$474,332	\$105,117	\$579,449
476410014	30069-2	175	\$448,853	\$78,837	\$527,690
476410015	30069-2	176	\$420,470	\$78,837	\$499,307
476410016	30069-2	177	\$3,366	\$93,849	\$97,215
476410017	30069-2	178	\$364,422	\$160,829	\$525,251
476410022	30069-2	170	\$376,149	\$63,301	\$439,450
		<b>TOTALS <sup>[1]</sup></b>	<b>\$188,515,248</b>	<b>\$50,901,826</b>	<b>\$239,417,074</b>

[1] All of the Taxable Property within CFD No. 2014-1 is "improved" as defined in the Continuing Disclosure Certificate.

## ***APPENDIX E: CDIAC Report***

The Temecula Valley Unified School District CFD No. 2014-1 Special Tax Bonds are dated July 31, 2018, and were delivered on or about August 15, 2018.

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 # : 2018-0428  
10/27/2022

Information as of Reporting Year End: 06/30/2022

## Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2014-1
Issue Name:	2018 Special Tax Bonds
Project Name:	Morningstar Ranch
Actual Sale Date:	07/31/2018
Settlement Date:	08/15/2018
Original Principal Amount:	\$7,700,000.00
Date of Filing:	10/27/2022
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$482,062.50

### 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 # : 2018-0428  
10/27/2022

Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$7,410,000.00
Bond Reserve Fund:	\$482,188.25
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	01/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$239,417,074.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$575,476.00
Total Amount of Unpaid Special Taxes Annually:	\$3,828.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	07/01/2022
Total Number of Delinquent Parcels:	3
Total Amount of Special Taxes Due on Delinquent Parcels:	\$10,846.00

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
10/11/2021	1	\$1,276.00
11/18/2020	1	\$1,276.00



# 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 # : 2018-0428  
10/27/2022

11/12/2019	1	\$1,276.00
10/04/2018	1	\$2,552.00

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Jacqueline Donnelly

Agency/Organization Name: Special District Financing & Administration

Address: 437 West Grand Avenue

City: Escondido

State: CA

Zip Code: 92025

Telephone: 760-2332630

Fax Number:

E-mail: jacqueline@sdfa.com

## Comments

Issuer Comments: