



# City of Fillmore

## Heritage Valley Landscaping and Lighting District No. 2007-1

2020/2021 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 14, 2020  
Public Hearing: May 12, 2020



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***AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT***

**HERITAGE VALLEY LANDSCAPING AND  
LIGHTING DISTRICT No. 2007-1**

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for fiscal year 2020/2021, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Ventura County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Fillmore

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AGENCY: CITY OF FILLMORE  
DEPARTMENT OF PUBLIC WORKS  
MAINTENANCE DIVISION

PROJECT: CITY OF FILLMORE  
HERITAGE VALLEY LANDSCAPING AND LIGHTING DISTRICT 2007-1

TO: CITY COUNCIL  
CITY OF FILLMORE  
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the annual "Report" for Heritage Valley Landscaping and Lighting District No. 2007-1, pursuant to the provisions of Part 2, Division 15, of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" as amended, commencing with Section 22500. This Report is applicable for the ensuing 12-month period, fiscal year 2020/2021, commencing July 1, 2020 and ending June 30, 2021. This Report includes a description of the works and improvements to be provided, an estimate of the annual budgets and assessments necessary to provide the related improvements and services for the fiscal year.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR  
CITY OF FILLMORE  
STATE OF CALIFORNIA

A copy of this Report was filed in the Office of the City Clerk of the City of Fillmore on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 as required by the Landscaping and Lighting Act of 1972, and first presented to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, for their review and consideration.

\_\_\_\_\_  
CITY CLERK  
CITY OF FILLMORE  
STATE OF CALIFORNIA

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## ***I. INTRODUCTION***

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In fiscal year 2007/2008 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the “California Constitution”), the City Council of the City of Fillmore, County of Ventura, State of California (hereafter referred to as “City”), formed and levied special benefit assessments for the district designated as:

### ***Heritage Valley Landscaping and Lighting District No. 2007-1***

(hereafter referred to as “District”), which includes the lots and parcels of land within the residential subdivisions known as Heritage Valley and other existing or planned developments that will directly benefit from some or all of the improvements and facilities installed and constructed in conjunction with the development of the Heritage Valley residential subdivisions within the City limits of Fillmore. This Engineer’s Annual Levy Report (hereafter referred to as “Report”) has been prepared in connection with the levy and collection of annual assessments related to the District for fiscal year 2020/2021, as required pursuant to Article 4, commencing with Section 22565 of the 1972 Act.

The City Council annually levies and collects annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements and facilities that are associated with the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan as well as the enhancement of those properties. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits that the properties receive from the maintenance and servicing of the District improvements and facilities which commenced in fiscal year 2007/2008. This District and the assessments described herein provide a funding source (annual assessments) for the continued operation and maintenance of the landscaping and lighting improvements and appurtenant facilities that are directly associated with the development, use, or potential development of properties within the District including, but not limited to street lighting, medians, parkways, slopes, open spaces, trails, parks, drainage basins, channel ways and the levee along the Santa Clara River.

The budgets and assessments described in this Report are based on the planned improvements and development requirements associated with the Heritage Valley residential subdivisions as well as other properties that receive direct and special benefits from some or all of those improvements and facilities to be constructed. While the cost of constructing these improvements are not part of the proposed assessments, the budgets described herein, represent the direct expenditures, incidental expenses, and fund balances that will be

necessary to ensure proper maintenance, servicing and long term funding needs to support the improvements that provide special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current property development plans for the Heritage Valley residential subdivisions and specifications associated with that planned development; and by reference these plans and specifications are made part of this Report.

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

In fiscal year 2007/2008, the City initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIID. At the conclusion of the Public Hearing, returned property owner ballots were tabulated indicating that majority protest did not exist. As such, the property owners approved the maximum assessments identified in this report for maintaining the improvements within each Zone of the District along with a yearly inflationary factor.

The proposed assessment rates outlined in this report for fiscal year 2020/2021 are less than or equal to the maximum assessment rate previously approved for each of the various Zones within the District. As such, property owner ballot proceedings are not required for this year’s levy and the City Council may approve and adopt the assessments so described. All subsequent new or increased assessments shall be subject to the provisions of Article XIID Section 4.

## **// PLANS AND SPECIFICATIONS**

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### **A. BENEFITING PROPERTIES WITHIN THE DISTRICT**

The territory within the District totaling approximately three hundred forty-eight acres (347.85 acres), consists of the lots, parcels and subdivisions of land that directly benefit from the various improvements and services provided by the District including the planned 519 single-family residential units within the Heritage Valley subdivisions (Tract 4435 phases 3 & 4; Tract 5474 phase 1; Tract 5496 phases 1 & 3; and Tract 5520 phases 1 and 4 through 7); the 276 condominium residential units within the Heritage Valley subdivisions (Tract 5474 phase 2; Tract 5496 phases 2 & 4; and Tract 5520 phases 2 & 3); the non-residential development known as the “Pinnacle/Sespe” property (parcel 041-0-330-025); the existing El Dorado Mobile Home Estates and various other properties that collectively represent the easements and public areas within the District.

The District is situated in the southeastern portion of the City of Fillmore generally located:

- North of the Santa Clara River;
- East of Central Avenue; and,
- South of SR-126 (Ventura Street/Telegraph Road);

The original parcels within the District were identified on the Ventura County Assessor’s Secured Roll and included one hundred sixteen (116) parcels on all or a portion of the following Assessor’s Parcel Maps:

(4 parcels) within Book 041, Page 290;

(7 parcels) within Book 041, Page 330;

(10 parcels) within Book 053, Page 170;

(23 parcels) within Book 054, Page 010;

(59 parcels) within Book 054, Page 020; and,

(13 parcels) within Book 054, Page 030.

All of the planned single-family and condominium residential units within the Heritage Valley subdivisions (Tract 4435 phases 3 & 4; Tract 5474 phase 1 and 2; Tract 5496 phases 1 through 4; and Tract 5520 phases 1 through 7); as well as the various other properties that collectively represent the easements and public areas within the Heritage Valley subdivisions are being established in the District as Zone 01. The non-residential development known as the “Pinnacle/Sespe” property (parcel 041-0-330-025,) and the existing El Dorado Mobile Home Estates, are being established in the District as Zone 02.

## **B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT**

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

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.

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

## **C. PLANNED DISTRICT IMPROVEMENTS**

### **General Description of the Improvements**

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District improvements. These improvements generally include, but are not limited to the materials, equipment, utilities, labor, contract services and incidental expenses necessary for the ongoing maintenance and operation of the landscaping and lighting improvements, amenities and appurtenant facilities within the public right-of-ways or areas including public street lighting as well as landscaped parkways, medians, slopes, trails, channel ways, open space areas, parks and related amenities including, but not limited to plantings, trees, water features, monuments, architectural bridges, fencing, sidewalks, recreational equipment, courts, fields, restrooms, benches, picnic areas and other facilities and hardscapes constructed and installed as part of the development plans and agreements approved for the development of the lots and parcels within the District as well as future property development. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets that are within the public right-of-ways or easements and dedicated to the City for maintenance;
- Open space areas, wetlands within or adjacent to the District boundaries;
- Park areas, recreational equipment, trails, architectural bridges and landscaped drainage facilities developed and constructed as part of developing properties within heritage Valley;
- Public lighting facilities including all street lighting, safety lighting and ornamental lighting installed as part of the property development or landscaped improvement areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;

- Specifically, not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provided by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner's Association or similar entity.

### **Landscape Improvements**

The landscape improvements for the District may include, but are not limited to, turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, water features, park structures and equipment, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically, the landscape improvement areas for this District are identified as:

- Public landscape areas of the linear park and trails located along the Santa Clara River that is adjacent to the residential developments within the District;
- The landscaped parkways along SR-126 (Ventura Street/Telegraph Road), Mountain View Road, Central Avenue, Heritage Valley Parkway, and the Heritage Valley project entry;
- The landscaped medians and roundabouts along Mountain View Road, Heritage Valley Parkway, Central Avenue and the Heritage Valley project entry;
- Pole Creek Channel and Park/Detention Basin areas and slopes;
- Santa Clara River Levee mitigation areas;
- Temporary landscape mitigation areas surrounding the school site; and,
- All decorative and ornamental structures and facilities associated with the landscaped areas, parks and trails including but not limited to park equipment and facilities, hardscape amenities, monuments, architectural bridges and water features.

### **Public Lighting Improvements**

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- Public streetlights located on all public streets within the District. (Estimated to be approximately 350 street lights); and
- Lighting facilities located within the landscaped areas including all safety lights, security lights or ornamental lights installed as part of the District's landscape improvements and features.

Detailed maps and descriptions of the location and extent of the specific improvements proposed to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. These plans and specifications may be amended or modified from time to time to reflect future property development within the District or necessary changes to the planned developments currently approved by the City. Those portions of the District improvements that may be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The District shall not maintain improvements located on private property. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received from those various improvements.

### **III. METHOD OF APPORTIONMENT**

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#### **GENERAL**

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

*“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

#### **A. BENEFIT ANALYSIS**

Each of the improvements, the associated costs and assessments have been reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and 1972 Act. The improvements provided by this District and for which properties are assessed have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing

operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a distinct and special benefit to the properties to be developed within the District.

### **Special Benefit**

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

### **General Benefit**

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of current and future development of properties within the District and the ongoing maintenance and operation of these improvements will directly affect those properties to differing degrees.

In contrast to the developing properties and future developments, existing developments (namely the El Dorado Mobile Home Estates) receive more of an indirect, but still special benefit from the District improvements. In reviewing the District's improvements and services and its relationship to this existing development, it has been determined that this property does derive some special benefits from the improvement primarily because of its proximity and orientation to those improvements as compared to other properties outside the District. However, it must also be recognized that the improvements within this District were not required nor necessarily desired by this particular development and therefore it has been determined that the property shall not be assessed unless and until such time the use or development status of the property changes.

Furthermore, while most of the District improvements are related to streetscape and channel-way amenities that shall be installed and constructed specifically for the enhancement and benefit of the residential properties being developed within the District and such improvements provide no measurable general benefit to properties outside the District or to the public at large, a notable portion of the improvements are associated with park and recreational improvements including park equipment and facilities, detention basins, trails and the greenbelt/trail along the Santa Clara Levee that will be utilized by the overall community. Therefore, consideration must be given to the fact that the park facilities will be regularly accessed and used by others outside the District and a portion of the cost to maintain these specific areas must be considered a general benefit and therefore partially funded by other revenue sources available to the City.

## **B. ASSESSMENT METHODOLOGY**

Costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The structure of this District (Zones) and the method of apportionment described herein have been established to calculate the proportional

special benefit each property receives from the various improvements and services to be provided by the District. The benefit formula used to determine the assessment obligation for each parcel is based upon both the type of improvements that benefit that particular parcel as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Special benefit costs associated with the improvements shall be fairly distributed among the parcels based upon the benefit received by each parcel. To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs, it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the improvements and their relationship to the various developments within the District, it has been determined that each of the properties and developments benefit from the linear park and trail system (including the associated amenities); and the landscaped areas and facilities associated with the Pole Creek Channel and Park/Detention Basin. However, the various parkway and median landscaped areas including the associated facilities and amenities, as well as the street lighting to be installed in connection with the Heritage Valley subdivisions, are collectively a direct result of developing those properties and these improvements confer a special benefit to only those subdivisions.

### **Zones of Benefit:**

Originally, this District was to be established with a single zone of benefit based on available information regarding the improvements and the anticipated development of properties within the District that was available when the preliminary engineer's report was prepared. Based on additional information and further review of the various improvements, the location and need for such improvements and the current use or proposed development of properties within the District it is apparent that not all improvements benefit each parcel within the District. Therefore, two zones of benefit shall be established for the District to reflect the proportional benefit properties receive from the various improvements and services to be provided.

**Zone 01** — Consists of all properties within the planned Heritage Valley subdivisions including, but not limited to:

- The planned 519 single-family residential units planned and identified as Tract 4435 phases 3 and 4; Tract 5474 phase 1; Tract 5496 phases 1 and 3; and Tract 5520 phases 1 and 4 through 7.
- The 276 condominium residential units planned and identified as Tract 5474 phase 2; Tract 5496 phases 2 and 4; and Tract 5520 phases 2 and 3; and,
- The various other properties that collectively represent the easements and public areas within the Heritage Valley subdivisions listed above.

It has been determined that these properties benefit and shall proportionately share in the costs of providing for the maintenance and operation of all the landscaping and lighting improvements currently proposed and to be constructed in connection with the

development of those properties. The special benefit assessments shall be based on the method of apportionment described herein that calculates each parcel's proportional share (as compared to other properties) of the costs associated with providing the various improvements and associated facilities generally including, but not limited to:

- Public landscape areas of the linear park and trails located along the Santa Clara River;
- The landscaped parkways along SR-126 (Ventura Street/Telegraph Road), Mountain View Road, Central Avenue, Heritage Valley Parkway, and the Heritage Valley project entry;
- The landscaped medians and roundabouts along Mountain View Road, Heritage Valley Parkway, Central Avenue and the Heritage Valley project entry;
- Pole Creek Channel and Park/Detention Basin areas and slopes;
- Santa Clara River Levee mitigation areas;
- Temporary landscape mitigation areas surrounding the future school site;
- All decorative and ornamental structures and facilities within the District that are associated with the landscaped areas, parks and trails including but not limited to park equipment and facilities, hardscape amenities, monuments, architectural bridges and water features;
- Public streetlights located on all public streets within the District. (Estimated to be approximately 350 street lights); and
- Lighting facilities located within the landscaped areas including all safety lights, security lights or ornamental lights installed as part of the landscape improvements and features.

**Zone 02** —Consist of all properties within the District that are not within the planned Heritage Valley subdivisions including, but not limited to:

- The developed non-residential parcel 041-0-330-025 (known as the Pinnacle/Sespe property); and,
- The existing El Dorado Mobile Home Estates.

It has been determined that these properties benefit and shall proportionately share in the costs of providing for the maintenance and operation of only those landscaping and lighting improvements that are directly associated with those properties or the future development of those properties. The special benefit assessments shall be based on the method of apportionment described herein that calculates each parcel's proportional share (as compared to other properties) of the costs associated with providing the improvements and associated facilities that benefit these properties including, but not limited to:

- Public landscape areas of the linear park and trails located along the Santa Clara River;
- Pole Creek Channel and Park/Detention Basin areas and slopes; and

- All decorative and ornamental structures and facilities within the District that are associated with the landscaped areas, parks and trails including but not limited to park equipment and facilities, hardscape amenities, monuments, architectural bridges and water features;

The properties within Zone 02 shall not be assessed for the maintenance and operation of the other currently proposed District improvements that are associated with Zone 01. However, should any property within Zone 02 be developed and such development requires the installation and/or expansion of the District's landscaping and lighting improvement; or such development creates a benefit nexus to any of the other improvements associated with Zone 01, those affected properties may be subject to and share in the costs and proportional assessments established herein and/or the cost to provide the new improvements specifically associated with that development.

### **Equivalent Benefit Units:**

The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and all other land uses are assigned a weighted EBU based on an assessment formula that equates various property characteristics to that of the single-family home site. These factors may include, but are not limited to variations in property development status, type of development (land use), and size of the property (acreage or units). The Equivalent Benefit Unit method of apportioning special benefit is commonly used and applied to districts that have or may have a wide range of land use classifications (both residential and non-residential use) or has various stages of development or potential development (i.e. existing developments, planned developments, vacant land, partially developed or underutilized properties). The following provides a discussion of various land uses and their proportional special benefit as it applies or may apply to this District:

**Single-Family Residential Units** — a fully subdivided residential home site with or without a structure. This land use classification shall be assessed at 1.0 EBU per lot or parcel.

**Condominium Residential Units** — a single-family residential parcel (with or without a structure) that the City has identified as a condominium, town-home, or considers the parcel to be part of a high density residential development that has common area landscaping and lighting improvements that are not maintained by the District. This land use classification shall be assessed at 0.9 EBU per unit/lot or parcel.

**Multi-Family Residential Units** — a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use classification is applicable to but not limited to residential duplexes, triplexes, apartments, and multiple condominiums or town-homes on a single parcel. Studies have consistently shown that due to many factors not least of which are the development and population densities typically found in multifamily residential developments, these types of developments (per unit), tend to have approximately 25% less overall impact on most public

infrastructure than a standard single family residential property. Therefore, this land use classification shall be assessed at 0.75 EBU per unit. This land use designation does not include hotels, motels or similar short-term accommodations that are primarily considered commercial enterprises or properties classified as “Pre-Existing Residential Developments or Units”.

**Planned Residential Subdivision** — any property not fully subdivided, but has a specific number of residential lots or units approved for the parcel based on an approved tentative or final tract map or an approved development plan. This land use classification shall be assessed at 1.0 EBU per planned single-family residential unit, 0.9 EBU per planned condominium residential unit and 0.75 EBU for planned multi-family residential unit.

**Vacant Land (Residential and Non-Residential)** — undeveloped property (vacant land) that can or will be developed (development potential), but a tract map, development plan, specific plan or master plan that incorporates this property or defines its ultimate use has not been approved or finalized. Therefore, it has been determined that the current benefit from the District’s improvements is similar to an individual residential lot and this land use classification shall be assessed at 1.0 EBU per parcel (regardless of its size). As the property is developed the land use classification of the property will likely be modified to reflect the property’s proportional benefits from the improvements and the assessments applicable to that property.

**Pre-Existing Residential Development or Units** — a residential development (multiple units on one parcel) or a single residential unit within the District that was fully subdivided and developed prior to January 1, 2006. While these properties clearly receive benefits from some of the District improvements largely because of their proximity to those improvements, the development of these properties did not require the installation or construction of such improvements and the benefits to these properties is primarily considered a general benefit. However, it is also recognized that the use or development of these properties could change in the future and it has been determined that for balloting purposes (assessment approval), these properties shall be assigned 1.0 EBU (similar to that of Vacant Land) to reflect the property’s potential special benefit (land benefit) from the District improvements should the development of the property change. However, until such time that the use or development of the property changes (warranting a reclassification of the property’s primary land use), this land use classification shall be assessed at 0.0 EBU per parcel and/or residential unit.

**Developed Non-Residential** — property developed for either commercial or industrial use (not considered residential). This land use classification may include commercial or industrial developments, recreational facilities, church properties or similar land uses. Although the benefits these properties receive from landscaping and lighting improvements are similar to developed residential properties, the proportional benefit these parcels receive shall be based on their relative size as compared to the typical residential lot. Since the average residential development currently yields approximately four single-family residential units per gross acre, a reasonable correlation of special

benefit between a single family residential parcel and a developed non-residential parcel would be based on the gross acreage of the non-residential parcel. Therefore, this land use classification shall be assessed at 4.0 EBU per acre or portion thereof, but a minimum of 1.0 EBU per parcel.

**Planned Non-Residential Development** — any property planned for commercial or industrial use, but has not yet been developed or a final development plan has not been approved. This land use type differs from “Vacant Land” in that the property is part of an approved development plan, specific plan or master plan and is generally an integral part of the improvements for which the property would be assessed. This land use classification shall be assessed at 2.0 EBU per gross acre, but a minimum of 1.0 EBU per parcel.

**Mixed-Use Development** — a single parcel that has both residential uses and commercial use on the parcel (typically a single structure with combined uses, but can involve separate structures). Taking into consideration the combined land use and density factors typically found in this type of land use, it has been determined that a reasonable apportionment of special benefit for mixed-use developments is to assign the property 0.75 EBU per residential unit for the residential portion of the development, plus 2.0 EBU per gross acre, but a minimum of 1.0 EBU for the non-residential portion of the development. The combined EBU of the residential and commercial portions of the parcel shall be the parcel’s total EBU.

Therefore, a parcel of 1.5 acres that has a single structure with 20 residential units on the second floor and commercial retail on the first floor would be assigned a total of 18.0 EBU — 15 EBU for the residential component (20 units x 0.75) and 3.0 EBU for the non-residential component (1.5 acres x 2.0).

**Transient Occupancy Development (Hotels/Motels)** — any hotel, motel, bed and breakfast, RV parks or similar short-term accommodations that are primarily considered commercial enterprises. This land use classification does not include long-term rental units such as apartments. Recognizing that these properties are a unique commercial enterprise whose business is often impacted by the surrounding area (District improvements) it has been determined that an appropriate allocation of benefit is similar to, but slightly less than a Multifamily Residential development (allowing for a reasonable vacancy factor). This land use classification shall be assessed at 0.5 EBU per unit or space. If a property has been identified as a Transient Occupancy Development, but the number of units associated with the property cannot be confirmed, then the property shall be assessed as a Developed Non-Residential Property.

**Exempt Parcels** — parcels that receive little or no benefit from the improvements and are assigned 0.00 EBU. This land use classification may include, but is not limited to lots or parcels identified as:

- Public streets and other roadways (typically not assigned an APN by the County);

- Public Easements including greenbelts, parkways, parks, dedicated open space areas or utility rights-of-ways or other public facilities that have or provide similar park-like or open space areas; and
- Properties with restricted development potential such as common areas, sliver parcels and bifurcated lots.

**Special Cases** — In many districts where multiple land use classifications are involved, or full development of all properties is unknown, there may be one or more properties for which the standard land use classifications do not accurately reflect the special benefits received by that particular parcel. In such cases, the Assessment Engineer may classify the property as a “Special Case” and assign a weighted apportionment of benefit to that property based collectively on the discussion and rationale applied to other land use classifications previously described.

**Assessment Calculations:**

The benefit formula and assessment calculation applied to parcels within the District is based on the parcel’s special benefit received as compared to all other parcels benefiting from the improvements. The net annual cost of the maintenance, servicing and operation of the improvements and facilities is proportionately and equitably spread to all parcels that benefit from the District improvements utilizing the proportional special benefit allocation outlined in the previous land use classifications. The following formulas are used to calculate each parcel’s proportional benefit and assessment.

$$\frac{\text{Balance to Levy (Zone)}}{\text{Number of Benefit Units (EBU)}} = \text{Levy Amount per Benefit Unit (Assessment Rate for the Zone)}$$

**Zone Assessment Rate x Parcel’s Calculated EBU = Parcel’s Assessment Amount**

**C. ASSESSMENT RANGE FORMULA**

Budget items may be impacted by inflation in subsequent years. In an effort to minimize this impact on the District and ensure the long life of the improvements, an assessment range formula for inflation is included as part of the maximum assessment rate presented to the property owners within the District for approval. The formula, as described herein provides for annual inflationary adjustment to the maximum assessment rate that may be imposed each year without requiring the extensive procedure and cost of balloting for normal operational cost increases. The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to the assessment amounts without requiring costly noticing, mailing, and ballot procedures, which would further increase the assessments. The annual inflationary formula (assessment range formula) described herein is part of the assessment approved by the property owners and should provide for modest increases to the assessment revenues to meet anticipated cost increases in labor and materials that result from normal inflationary factors.

Commencing in the second fiscal year (fiscal year 2008/2009), and each fiscal year thereafter, the maximum assessment rate established in the previous fiscal year shall be adjusted by the greater of:

- (1) Three percent (3.0%); or,
- (2) The percentage increase of the Local Consumer Price Index (CPI).

The Consumer Price Index used for the inflationary adjustment is for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year. This annual percentage change in the CPI is generally established based on the percentage change from January to January, but a similar time period may be used if more current data is available. This percentage difference shall then establish the range of increase to the maximum assessment rate allowed based on CPI. If the percentage change in the CPI is less than three percent (3%), the maximum assessment rate shall be increased by three percent. The annual percentage change used for Fiscal Year 2020/21 is 3.08%. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate shall be calculated independent of the District's annual budget and proposed assessment. Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increases the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classification is permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

The adjusted maximum assessment is calculated each fiscal year independent of the annual budget and proposed annual assessment. Although the adjusted maximum assessment will increase each year, the proposed budget and annual assessment rate adopted for a fiscal year may not change from the previous fiscal year. If the budget and the corresponding District assessments for that fiscal year do not require an increase or the increase is less than the allowable adjusted maximum assessment rate, then the proposed assessments required to meet the proposed expenditures shall be applied. If the budget and the corresponding assessments for a given fiscal year require

an increase greater than the adjusted maximum assessment rate, then the proposed assessment is considered an increased assessment and mailed notices and approval of the property owners through a property owner ballot proceeding would be required before the proposed assessment increase may be imposed.

## ***IV. DISTRICT BUDGET***

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This section of the Report provides an estimate of the annual costs to be collected and deemed appropriate for the operation, maintenance and servicing of the landscaping and lighting improvements and appurtenant facilities for the District. The proposed maximum assessments (Rates per Equivalent Benefit Unit) identified in the budget of this Report establish the maximum assessments for the District in fiscal year 2020/2021.

BUDGET ITEM	Total Budget 2020/2021	General Benefit 2020/2021	Zone 01 Heritage 2020/2021	Zone 02 El Dorado 2020/2021	Total Special Benefit 2020/2021
Landscape Maintenance & Irrigation	\$60,995	\$0	\$60,995	\$0	\$60,995
Slopes/Channel Maintenance	0	0	0	0	0
Trails and Levee Maintenance	15,000	0	15,000	0	15,000
Tree Maintenance	10,625	0	10,625	0	10,625
Landscape Water	26,056	0	26,056	0	26,056
Landscape Electricity	1,626	0	1,626	0	1,626
Fountain Maintenance and Repair	25,000	0	25,000	0	25,000
Public Works Maintenance Staff	9,529	0	9,529	0	9,529
Bridge Maintenance	26,250	0	26,250	0	26,250
Miscellaneous Materials & Equipment (Landscaping & Trees)	0	0	0	0	0
Park/ Basin Landscape & Irrigation	68,933	11,489	57,444	0	57,444
Park Facility/ Equipment Maintenance	3,000	500	2,500	0	2,500
Park Water	62,041	10,340	51,700	0	51,700
Park Electricity	3,150	525	2,625	0	2,625
<b>Sub-Total Annual Landscape/Tree Maintenance Expenses</b>	<b>\$312,204</b>	<b>\$22,854</b>	<b>\$289,351</b>	<b>\$0</b>	<b>\$289,351</b>
Street Lighting Maintenance & Operations	88,924	199	88,725	0	88,725
Miscellaneous Lighting Materials & Equipment	0	0	0	0	0
<b>Sub-Total Annual Lighting Expenses</b>	<b>\$88,924</b>	<b>\$199</b>	<b>\$88,725</b>	<b>\$0</b>	<b>\$88,725</b>
<b>Total Landscaping &amp; Lighting Maintenance</b>	<b>\$401,129</b>	<b>\$23,053</b>	<b>\$378,076</b>	<b>\$0</b>	<b>\$378,076</b>
City Administration Overhead	34,126	0	34,126	0	34,126
Professional Fees for Admin	4,013	0	4,013	0	4,013
Engineering Administration	10,933	0	10,933	0	10,933
County Administration Fee	1,617	0	1,617	0	1,617
Miscellaneous Administration Expenses	0	0	0	0	0
<b>Total Administration</b>	<b>\$50,689</b>	<b>\$0</b>	<b>\$50,689</b>	<b>\$0</b>	<b>\$50,689</b>
Collection for Landscape Rehabilitation/Replacement Fund	15,000	0	15,000	0	15,000
Collection for Tree Rehabilitation/Replacement Fund	20,000	0	20,000	0	20,000
Collection for Fountain Rehab Fund	50,000	0	50,000	0	50,000
Collection for Bridge Rehabilitation Fund	50,000	0	50,000	0	50,000
Collection for Public Lighting Rehabilitation/Replacement Fund	2,500	0	2,500	0	2,500
Collection for Irrigation Fund/ Replacement Fund	5,000	0	5,000	0	5,000
<b>Total Rehabilitation &amp; Capital Improvement Funding</b>	<b>\$142,500</b>	<b>\$0</b>	<b>\$142,500</b>	<b>\$0</b>	<b>\$142,500</b>
Reserve Fund Collection (Collection)	22,507	0	22,507	0	22,507
Revenues from Other Sources (Contribution)	0	0	0	0	0
General Benefit (Contribution)	(23,053)	(23,053)	0	0	0
<b>Total Levy Adjustments</b>	<b>(\$546)</b>	<b>(\$23,053)</b>	<b>\$22,507</b>	<b>\$0</b>	<b>\$22,507</b>
<b>Balance to Levy</b>	<b>\$593,772</b>	<b>\$0</b>	<b>\$593,772</b>	<b>\$0</b>	<b>\$593,772</b>
Total Parcels			490	332	822
Parcels Levied			444	0	444
Total EBU			651.64	38.24	
Levy per EBU			<b>\$911.20</b>	<b>\$0.00</b>	
Maximum Levy per EBU			<b>\$1,560.95</b>	<b>\$896.24</b>	
Previous Operating Reserve Balance			93,054	0	93,054
Reserve Fund Activity			22,507	0	22,507
<b>Estimated Ending Reserve Balance</b>			<b>\$115,561</b>	<b>\$0</b>	<b>\$115,561</b>
Previous Capital Improvement Balance			0	0	0
Capital Improvement Fund Activity			142,500	0	142,500
<b>Estimated Ending Capital Improvement Balance</b>			<b>\$142,500</b>	<b>\$0</b>	<b>\$142,500</b>
<b>Estimated Total Fund Balance</b>			<b>\$258,061</b>	<b>\$0</b>	<b>\$258,061</b>

\*Levy per EBU in Preliminary Roll is rounded where needed due to County's even cent requirement.

## ***V. DISTRICT DIAGRAM***

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The following District Diagram identifies the area of land within the District, as the same as existed at the time this Report was prepared and is based on the Ventura County Assessor's Maps and the Ventura County Assessor's information. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

# ASSESSMENT DIAGRAM FOR HERITAGE VALLEY LANDSCAPING AND LIGHTING DISTRICT 2007-1 CITY OF FILLMORE, COUNTY OF VENTURA, STATE OF CALIFORNIA



## ***VI. 2020/2021 ASSESSMENT ROLL***

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Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the Ventura County Assessor's Office at the time the Engineer's Report was prepared.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
**Fiscal Year 2020/21 Preliminary Assessment Roll**  
**Sorted by Assessor's Parcel Number**

APN	Situs Address	Zone	EBU	MaxTax	Charge
053-0-170-015	360 RIVER ST	1	1.00	\$1,560.95	\$911.20
053-0-170-025	97 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-035	89 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-045	98 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-055	92 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-065	324 RIVER ST	1	1.00	1,560.95	911.20
053-0-170-075	318 RIVER ST	1	1.00	1,560.95	911.20
053-0-170-085	310 RIVER ST	1	1.00	1,560.95	911.20
053-0-170-115	337 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-125	343 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-135	351 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-145	359 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-155	86 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-165	81 WILDWOOD LN	1	1.00	1,560.95	911.20
053-0-170-175	421 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-185	425 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-195	429 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-205	118 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
053-0-170-215	110 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
053-0-170-225	107 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
053-0-170-235	113 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
053-0-170-245	441 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-255	445 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-265	449 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-275	453 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-285	457 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-295	458 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-305	454 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-315	450 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-325	446 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-335	440 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-345	436 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-355	432 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-365	428 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-375	424 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-385	420 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-395	416 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-405	412 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-415	408 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-425	404 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-435	398 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-445	396 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-455	392 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-170-465	388 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-015	NO SITUS AVAILABLE	1	40.24	62,812.99	36,666.68
053-0-210-025	455 HERITAGE VALLEY PL	1	1.00	1,560.95	911.20
053-0-210-035	449 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-045	441 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-055	437 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-065	425 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-075	411 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-085	409 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-095	393 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-105	361 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-115	357 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-125	345 HERITAGE VALLEY	1	1.00	1,560.95	911.20

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
**Fiscal Year 2020/21 Preliminary Assessment Roll**  
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APN	Situs Address	Zone	EBU	MaxTax	Charge
053-0-210-135	333 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-145	321 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-155	315 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-165	309 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-175	307 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-185	305 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-195	303 HERITAGE VALLEY	1	1.00	1,560.95	911.20
053-0-210-205	263 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-215	257 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-225	251 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-235	245 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-245	239 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-255	231 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-265	68 TEAKWOOD ST	1	1.00	1,560.95	911.20
053-0-210-275	56 TEAKWOOD ST	1	1.00	1,560.95	911.20
053-0-210-285	199 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-295	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-210-305	185 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-315	179 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-325	157 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-335	143 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-345	135 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-355	129 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-365	164 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-375	168 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-385	174 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-395	180 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-405	186 EDGEWOOD DR	1	1.00	1,560.95	911.20
053-0-210-415	189 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-425	177 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-435	155 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-445	141 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-455	135 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-465	130 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-475	144 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-485	162 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-495	180 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-505	198 HONEYWOOD ST	1	1.00	1,560.95	911.20
053-0-210-515	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-210-525	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-210-535	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-210-545	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-210-555	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-015	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-025	74 TEAKWOOD ST	1	1.00	1,560.95	911.20
053-0-220-035	190 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-045	188 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-055	164 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-065	150 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-075	146 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-085	142 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-095	138 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-105	134 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-115	109 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-125	103 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-135	97 CLEARWOOD ST	1	1.00	1,560.95	911.20

**City of Fillmore**  
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APN	Situs Address	Zone	EBU	MaxTax	Charge
053-0-220-145	91 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-155	85 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-165	79 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-175	73 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-185	67 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-195	61 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-205	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-215	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-225	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-235	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-245	60 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-255	64 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-265	68 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-275	72 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-285	76 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-295	80 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-305	84 CLEARWOOD ST	1	1.00	1,560.95	911.20
053-0-220-315	143 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-325	149 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-335	155 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-345	171 RIVER ST	1	1.00	1,560.95	911.20
053-0-220-355	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-365	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-375	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-220-385	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
053-0-230-135	153 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-145	159 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-155	167 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-165	171 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-175	175 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-185	187 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-195	189 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-205	197 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-215	198 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-225	196 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-235	184 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-245	172 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-255	168 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-265	164 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-275	156 ELMWOOD ST	1	0.90	1,404.86	820.08
053-0-230-285	155 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-295	163 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-305	165 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-315	173 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-325	185 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-335	187 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-345	199 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-355	188 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-365	174 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-375	168 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-385	156 ROSEWOOD ST	1	0.90	1,404.86	820.08
053-0-230-395	154 CHERRYWOOD ST	1	0.90	1,404.86	820.08
053-0-230-405	170 CHERRYWOOD ST	1	0.90	1,404.86	820.08
053-0-230-415	137 TEAKWOOD ST	1	0.90	1,404.86	820.08
053-0-230-425	135 TEAKWOOD ST	1	0.90	1,404.86	820.08
053-0-230-435	133 TEAKWOOD ST	1	0.90	1,404.86	820.08

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
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APN	Situs Address	Zone	EBU	MaxTax	Charge
053-0-230-445	129 TEAKWOOD ST	1	0.90	1,404.86	820.08
053-0-230-455	111 TEAKWOOD ST	1	0.90	1,404.86	820.08
053-0-230-465	147 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-475	145 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-485	143 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-495	157 CHERRYWOOD ST	1	0.90	1,404.86	820.08
053-0-230-505	151 CHERRYWOOD ST	1	0.90	1,404.86	820.08
053-0-230-515	155 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-525	141 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-535	144 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-545	146 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-230-555	133 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-125	196 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-135	188 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-145	182 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-155	174 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-165	170 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-175	168 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-185	158 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-195	150 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-205	148 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-225	220 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-235	224 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-245	228 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-255	232 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-265	211 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-275	207 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-285	203 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-305	153 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-315	200 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-325	204 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-335	208 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-345	211 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-355	207 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-365	203 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-375	199 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-395	206 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-405	210 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-415	217 CLEARWOOD ST	1	0.90	1,404.86	820.08
053-0-240-425	231 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-435	227 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-445	223 ARBORWOOD ST	1	0.90	1,404.86	820.08
053-0-240-455	436 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-010-165	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-010-375	NO SITUS AVAILABLE	1	61.00	95,218.49	55,583.20
054-0-010-395	NO SITUS AVAILABLE	1	29.00	45,267.81	26,424.80
054-0-010-415	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-020-045	365 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-055	361 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-065	355 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-075	349 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-085	343 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-095	339 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-105	333 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-115	327 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-125	321 ELKWOOD CT	1	1.00	1,560.95	911.20

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
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APN	Situs Address	Zone	EBU	MaxTax	Charge
054-0-020-135	317 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-145	313 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-155	307 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-165	303 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-175	301 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-185	309 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-195	313 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-205	319 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-215	325 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-225	331 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-235	362 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-245	366 ELKWOOD CT	1	1.00	1,560.95	911.20
054-0-020-255	356 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-265	350 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-275	342 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-285	338 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-295	330 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-305	326 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-315	320 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-325	314 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-335	308 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-345	302 BRIDLEWOOD LN	1	1.00	1,560.95	911.20
054-0-020-355	303 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-365	307 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-375	313 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-385	319 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-395	325 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-405	331 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-415	337 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-425	343 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-435	351 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-445	359 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-455	265 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-465	261 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-475	257 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-485	253 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-495	249 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-505	245 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-515	241 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-525	237 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-535	233 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-545	238 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-555	244 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-565	248 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-575	254 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-585	260 RIVER ST	1	1.00	1,560.95	911.20
054-0-020-595	266 RIVER ST	1	1.00	1,560.95	911.20
054-0-040-045	460 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-055	462 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-065	464 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-075	466 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-085	468 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-095	469 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-105	467 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-115	465 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-125	463 ARBORWOOD ST	1	0.90	1,404.86	820.08

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
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**Sorted by Assessor's Parcel Number**

APN	Situs Address	Zone	EBU	MaxTax	Charge
054-0-040-135	461 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-145	269 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-155	267 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-165	265 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-040-175	263 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-040-185	261 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-040-195	259 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-040-205	257 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-040-215	450 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-225	452 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-235	454 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-245	456 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-255	455 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-265	453 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-275	451 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-285	449 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-295	448 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-305	444 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-315	442 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-325	440 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-335	431 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-345	435 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-355	437 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-365	438 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-375	434 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-040-385	432 ARBORWOOD ST	1	0.90	1,404.86	820.08
054-0-050-015	260 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-025	258 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-035	256 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-045	254 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-055	252 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-065	250 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-075	248 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-085	253 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-095	255 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-105	227 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-115	229 DRIFTWOOD ST	1	0.90	1,404.86	820.08
054-0-050-125	228 ROSEWOOD ST	1	0.90	1,404.86	820.08
054-0-050-135	134 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-145	132 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-155	130 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-165	131 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-175	133 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-185	135 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-195	146 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-205	144 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-215	142 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-225	140 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-235	141 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-245	145 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-255	147 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-265	149 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-275	158 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-285	156 CHERRYWOOD ST	1	0.90	1,404.86	820.08
054-0-050-295	154 ARBORWOOD CT	1	0.90	1,404.86	820.08
054-0-050-305	152 ARBORWOOD CT	1	0.90	1,404.86	820.08

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
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**Sorted by Assessor's Parcel Number**

APN	Situs Address	Zone	EBU	MaxTax	Charge
054-0-050-315	166 ARBORWOOD CT	1	0.90	1,404.86	820.08
054-0-050-325	164 ARBORWOOD CT	1	0.90	1,404.86	820.08
054-0-050-335	162 ARBORWOOD CT	1	0.90	1,404.86	820.08
054-0-050-345	160 ARBORWOOD CT	1	0.90	1,404.86	820.08
054-0-060-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-085	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-095	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-105	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-115	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-125	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-135	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-145	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-155	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-165	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-175	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-185	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-195	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-205	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-215	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-225	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-235	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-245	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-255	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-265	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-060-295	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-060-305	NO SITUS AVAILABLE	1	3.60	5,619.45	3,280.32
054-0-060-315	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-060-325	NO SITUS AVAILABLE	1	3.60	5,619.45	3,280.32
054-0-060-335	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-060-345	NO SITUS AVAILABLE	1	3.60	5,619.45	3,280.32
054-0-060-365	NO SITUS AVAILABLE	1	1.80	2,809.72	1,640.16
054-0-060-375	NO SITUS AVAILABLE	1	7.20	11,238.90	6,560.64
054-0-071-015	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-085	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-095	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-105	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-115	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-125	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-135	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-145	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-155	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-165	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-175	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-071-185	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-015	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20

**City of Fillmore**  
**Heritage Valley Landscaping and Lighting District 2007-1**  
**Fiscal Year 2020/21 Preliminary Assessment Roll**  
**Sorted by Assessor's Parcel Number**

APN	Situs Address	Zone	EBU	MaxTax	Charge
054-0-072-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-072-085	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-015	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-073-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-085	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-095	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-105	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-115	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-125	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-135	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-080-145	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-015	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-025	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-035	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-045	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-055	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-065	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-075	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-091-085	NO SITUS AVAILABLE	1	1.00	1,560.95	911.20
054-0-100-035	NO SITUS AVAILABLE	1	8.10	12,643.76	7,380.72
054-0-100-045	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-055	NO SITUS AVAILABLE	1	6.30	9,834.04	5,740.56
054-0-100-065	NO SITUS AVAILABLE	1	2.70	4,214.58	2,460.24
054-0-100-105	NO SITUS AVAILABLE	1	4.50	7,024.31	4,100.40
054-0-100-125	NO SITUS AVAILABLE	1	4.50	7,024.31	4,100.40
054-0-100-135	NO SITUS AVAILABLE	1	2.70	4,214.58	2,460.24
054-0-100-145	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-155	NO SITUS AVAILABLE	1	4.50	7,024.31	4,100.40
054-0-100-165	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-175	NO SITUS AVAILABLE	1	7.20	11,238.90	6,560.64
054-0-100-185	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-195	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-205	NO SITUS AVAILABLE	1	4.50	7,024.31	4,100.40
054-0-100-215	NO SITUS AVAILABLE	1	5.40	8,429.17	4,920.48
054-0-100-225	NO SITUS AVAILABLE	1	2.70	4,214.58	2,460.24
054-0-100-235	NO SITUS AVAILABLE	1	3.60	5,619.45	3,280.32
<b>Total</b>			<b>651.64</b>	<b>\$1,017,180.25</b>	<b>\$593,774.36</b>
<b>Parcel Count</b>					<b>444</b>