



# City of Clovis

**Benefit Assessment District No. 95-1**

**Fiscal Year 2024-25**

**Final Engineer's Report**

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June 17, 2024

Prepared by

**FRANCISCO  
AND ASSOCIATES**

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**CITY OF CLOVIS**  
**AGENCY DIRECTORY**

**FISCAL YEAR 2024-25**

**City Council Members**

Lynne Ashbeck  
Mayor

Vong Mouanoutoua  
Mayor Pro-Tem

Matt Basgall  
Councilmember

Drew Bessinger  
Councilmember

Diane Pearce  
Councilmember

**City Staff Members**

John Holt  
City Manager

Scott Cross  
City Attorney

Briana Parra  
City Clerk

Jay Schengel  
Finance Director

Thad Avery  
City Engineer

Sean Smith  
Supervising Civil Engineer

*Francisco & Associates*  
Assessment Engineer

**ENGINEER'S REPORT**

**CITY OF CLOVIS**  
**ENGINEER'S REPORT FOR THE CITY'S**  
**BENEFIT ASSESSMENT DISTRICT NO. 95-1**

**Fiscal Year 2024-25**

The undersigned, acting on behalf of Francisco & Associates, respectfully submits the enclosed Engineer's Report as directed by the Clovis City Council pursuant to the provisions of the Benefit Assessment Act of 1982, Article XIIC and XIID of the California Constitution and pursuant to the Charter and Municipal Code of the City of Clovis. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: June 13, 2024

By: \_\_\_\_\_  
Ed Espinoza, P.E.  
RCE # 40688

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Briana Parra, City Clerk  
City of Clovis  
Fresno County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was approved and confirmed by the Council of the City of Clovis, Fresno County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by adoption of Resolution No. \_\_\_\_\_.

Briana Parra, City Clerk  
City of Clovis  
Fresno County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram, thereto attached, was filed in my office in the County of Fresno, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Oscar J. Garcia, CPA, Auditor  
Fresno County, California

By: \_\_\_\_\_

**SECTION I**

**INTRODUCTION  
ENGINEER'S REPORT**

**CITY OF CLOVIS  
ENGINEER'S REPORT FOR THE CITY'S  
BENEFIT ASSESSMENT DISTRICT NO. 95-1**

**Fiscal Year 2024-25**

**Background Information**

To ensure the proper flow of funds for the ongoing operation, maintenance and servicing of specific improvements benefitting properties within the boundaries of the Benefit Assessment District No. 95-1 ("District"), the City Council, through the Benefit Assessment Act of 1982 ("1982 Act"), previously approved the formation of the District which includes two (2) benefit areas as described in this Engineer's Report ("Report"). Benefit Area I is comprised of the Renaissance development and Benefit Area II is comprised of the Country View development. Street and landscaping improvements, which may be constructed, operated, maintained and serviced by the District, include, but are not limited to:

*Sidewalks, curb and gutters, drainage inlets, paved sections, valley gutters, four entrance control gates and landscaping located at the Birch Avenue, Chennault Avenue, Oxford Avenue and Dartmouth Avenue entrances, and streetlights located within the boundaries of the District.*

As part of their development conditions, the Developer for the District was required to construct improvements which benefit parcels within the District. However, the ongoing operation, maintenance, servicing and capital replacement of these improvements are financed through the levy of assessments on parcels within the District who directly benefit from those improvements.

**Current Annual Administration**

This Report includes the following for the ensuing fiscal year: (1) a general description of the improvements to be constructed, operated, maintained and serviced by the District, (2) an estimated budget to construct, operate, maintain and service the improvements, (3) the method used to distribute the costs to the benefiting property owners within the District, (4) a diagram of the District and associated benefit areas, and (5) listing of the proposed Fiscal Year 2024-25 assessments to be levied upon each assessable lot or parcel within the District.

For Fiscal Year 2024-25, the City Council proposes to increase the maximum annual assessment rate for parcels located within Benefit Area I (Renaissance). The purpose of the proposed assessment rate increase is to keep up with significant increases in maintenance costs, replace the Gate Callbox and Operator, as well as accumulate

funds for future sidewalk repairs and street maintenance projects benefitting properties within Benefit Area I (Renaissance).

The proposed assessment rate increase requires the City to conduct Proposition 218 property owner proceedings. The City mailed notices and ballots to the property owners within Benefit Area I (Renaissance) a minimum of 45 days prior to the Public Hearing set for June 17, 2024. At the Public Hearing, the City provided an opportunity for any interested person to provide testimony. After the conclusion of the public input portion of the Public Hearing, City Council asked if there are any remaining ballots to be turned in or if anyone wants to change or withdraw their ballot. The ballots were then tabulated. A majority of the ballots returned were in support of the proposed assessment increase. The results of the ballot tabulation were presented to City Council on June 17, 2024, and City Council subsequently adopted a resolution confirming the Fiscal Year 2024-25 levy and collection of assessments for both benefit areas as proposed.

Payment of the annual District assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

**SECTION II**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE  
BENEFIT ASSESSMENT ACT OF 1982  
SECTION 54703 THROUGH 54720  
OF THE CALIFORNIA GOVERNMENT CODE**

Pursuant to the Benefit Assessment Act of 1982 (Part 1 of Division 2 of Title 5 of the Government Code of the State of California), and in accordance with Resolution No. 24-42 initiating proceedings for the levy and collection of assessments, ordering the preparation of the annual Engineer's approving the Final Engineer's Report, and declaring the intention for levy and collection of assessments, adopted by the City Council of the City of Clovis, on April 15, 2024, and in connection with the proceedings for:

**CITY OF CLOVIS**  
**BENEFIT ASSESSMENT DISTRICT NO. 95-1**

Herein after referred to as the "District", I, Ed Espinoza, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A: PLANS AND SPECIFICATIONS**

This part describes the improvements to be financed by the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk of the City of Clovis and are incorporated herein by reference.

**PART B: ESTIMATE OF COST**

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith.

**PART C: ASSESSMENT DISTRICT DIAGRAM**

This part incorporates by reference a diagram of the District showing the boundaries of any benefit areas within the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference and made part of this Report.

**PART D: METHOD OF APPORTIONMENT OF ASSESSMENT**

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, in proportion to the estimated benefits to be received.

**PART E: PROPERTY LIST AND ASSESSMENT ROLL**

This part contains a list of the Fresno County Assessor's parcel numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the Clovis City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Fresno County Assessor, which are incorporated herein by reference.



**PART A**

**PLANS AND SPECIFICATIONS**

The improvements, which have been constructed, and those which may be subsequently constructed, to be operated, maintained, and serviced under the District are generally described as follows:

Street and landscaping improvements consisting of, but not limited to, sidewalks, curb and gutters, drainage inlets, paved sections, valley gutters, four entrance control gates and landscaping located at the Birch Avenue, Chennault Avenue, Oxford Avenue and Dartmouth Avenue entrances, and streetlights located within the boundaries of the District.

**PART B**

**ESTIMATE OF COST**

The 1982 Act requires that a special fund be set up for the collection of revenues and expenditures for the District. The 1982 Act provides that the total cost for the construction, operation, maintenance, and servicing of the street and landscaping improvements can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the District can also be included.

Revenues collected from the assessments within each benefit area shall be used only for the expenditures associated with each benefit area as authorized under the 1982 Act. Any balance remaining at the end of the fiscal year must be carried over to the next fiscal year.

Tables 1 and 2 below provide a summary of the total Fiscal Year 2024-25 estimated revenues and expenditures for each benefit area.

For a detailed breakdown on the revenues and expenditures for each benefit area within the District please refer to Appendix "A" and Appendix "B" in this report.

<b>TABLE NO. 1: BUDGET FOR FISCAL YEAR 2024-25</b>	
<b>BENEFIT AREA I (RENAISSANCE) - PROPOSED \$373/YEAR INCREASE</b>	
<b>Projected Beginning Balance as of July 1, 2024:</b>	<b>\$5,337</b>
<b>Revenue</b>	
Annual Assessments including a \$373 increase (\$1,020 per Home)	\$45,900
<b>Total Estimated Revenue for Fiscal Year 2024-25:</b>	<b>\$51,237</b>
<b>Annual Expenditures<sup>(1)</sup></b>	
Administrative Expenses (Office Supplies, Postage, etc.)	(\$600)
Telephone Cost	(\$1,600)
Electronic Gate Maintenance/Repair	(\$1,400)
Street Sweeping	(\$700)
Landscape Maintenance & Irrigation Repairs	(\$8,000)
Electrical Power for Gate and Streetlights	(\$3,500)
Water Service	(\$500)
City Administration Costs	(\$2,000)
County Collection Fees	(\$8)
District Administrator	(\$10,000)
Assessment Engineering	(\$1,600)
Insurance	(\$1,100)
Annual Expenditures Subtotal:	<b>(\$31,008)</b>
<b>Capital Improvement Projects</b>	
Gate Callbox Replacement	(\$5,800)
Gate Operator Replacement	(\$14,356)
Capital Improvement Projects Subtotal:	<b>(\$20,156)</b>
<b>Total Estimated Expenses for Fiscal Year 2024-25:</b>	<b>(\$51,164)</b>
<b>Estimated Fiscal Year 2024-25 Reserve Collection:</b>	<b>(\$5,264)</b>
<b>Projected Ending Balance as of June 30, 2025:</b>	<b>\$73</b>
<b>Reserve Detail as of June 30, 2025</b>	
Recommended Operating Reserves <sup>(2)</sup>	<b>\$15,504</b>
Available Operating Reserves	<b>\$73</b>
Available Capital Reserves <sup>(3)</sup>	<b>\$0</b>
<b>Assessment Rate (45 Parcels)</b>	<b>\$1,020.00</b>
<b>Notes:</b>	
(1) See Appendix "A" for a detailed description of expenses.	
(2) Operating reserves are needed because the City does not receive the assessment revenue from the County until halfway through the fiscal year. Therefore, it is recommended the City have an operating reserve to fund 6 months of the estimated annual expenditures anticipated to be incurred from July 1 through December 31 of each fiscal year.	
(3) Capital reserve funds will be used for Capital Improvement Projects or to replace existing improvements once they have reached the end of their useful life.	

<b>TABLE NO. 2: BUDGET FOR FISCAL YEAR 2024-25</b>	
<b>BENEFIT AREA II (COUNTRY VIEW)</b>	
<b>Projected Beginning Balance as of July 1, 2024:</b>	<b>\$30,383</b>
<b>Revenue</b>	
Annual Assessments	\$47,790
<b>Total Estimated Revenue for Fiscal Year 2024-25:</b>	<b>\$78,173</b>
<b>Annual Expenditures<sup>(1)</sup></b>	
Administrative Expenses (Office Supplies, Postage, etc.)	(\$700)
Telephone Cost	(\$1,600)
Electronic Gate Maintenance/Repair	(\$1,600)
Street Sweeping	(\$2,200)
Landscape Maintenance & Irrigation Repairs	(\$8,500)
Electrical Power for Gate and Streetlights	(\$5,500)
Water Service	(\$400)
City Administration Costs	(\$3,200)
County Collection Fees	(\$14)
District Administrator	(\$16,600)
Assessment Engineering	(\$2,800)
Insurance	(\$1,800)
Annual Expenditures Subtotal:	<b>(\$44,914)</b>
<b>Capital Improvement Projects</b>	
Gate Callbox Upgrade	(\$2,200)
Capital Improvement Projects Subtotal:	<b>(\$2,200)</b>
<b>Total Estimated Expenses for Fiscal Year 2024-25:</b>	<b>(\$47,114)</b>
<b>Estimated Fiscal Year 2024-25 Reserve Collection:</b>	<b>\$676</b>
<b>Projected Ending Balance as of June 30, 2025:</b>	<b>\$31,059</b>
<b>Reserve Detail as of June 30, 2025</b>	
Recommended Operating Reserves <sup>(2)</sup>	<b>\$22,457</b>
Available Operating Reserves	<b>\$22,457</b>
Available Capital Reserves <sup>(3)</sup>	<b>\$8,602</b>
<b>Assessment Rate (81 Parcels)</b>	<b>\$590.00</b>
<b>Notes:</b>	
(1) See Appendix "B" for a detailed description of expenses.	
(2) Operating reserves are needed because the City does not receive the assessment revenue from the County until halfway through the fiscal year. Therefore, it is recommended the City have an operating reserve to fund 6 months of the estimated annual expenditures anticipated to be incurred from July 1 through December 31 of each fiscal year.	
(3) Capital reserve funds will be used for Capital Improvement Projects or to replace existing improvements once they have reached the end of their useful life.	

**PART C**

**ASSESSMENT DISTRICT DIAGRAM**

The boundary of the District is completely within the boundaries of the City of Clovis. The Assessment Diagram for the two benefit areas is on file in the Office of the City Clerk of the City of Clovis and is shown on the following page of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Fresno County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

# City of Clovis Benefit Assessment District No. 95-1 Maintenance Improvement Diagram

Alluvial Ave

Minnewawa Ave

Oak Ave

BENEFIT AREA II

Minarets Ave

Dartmouth Ave

Harvard Ave

Oxford Ave

Chennault Ave

BENEFIT AREA I

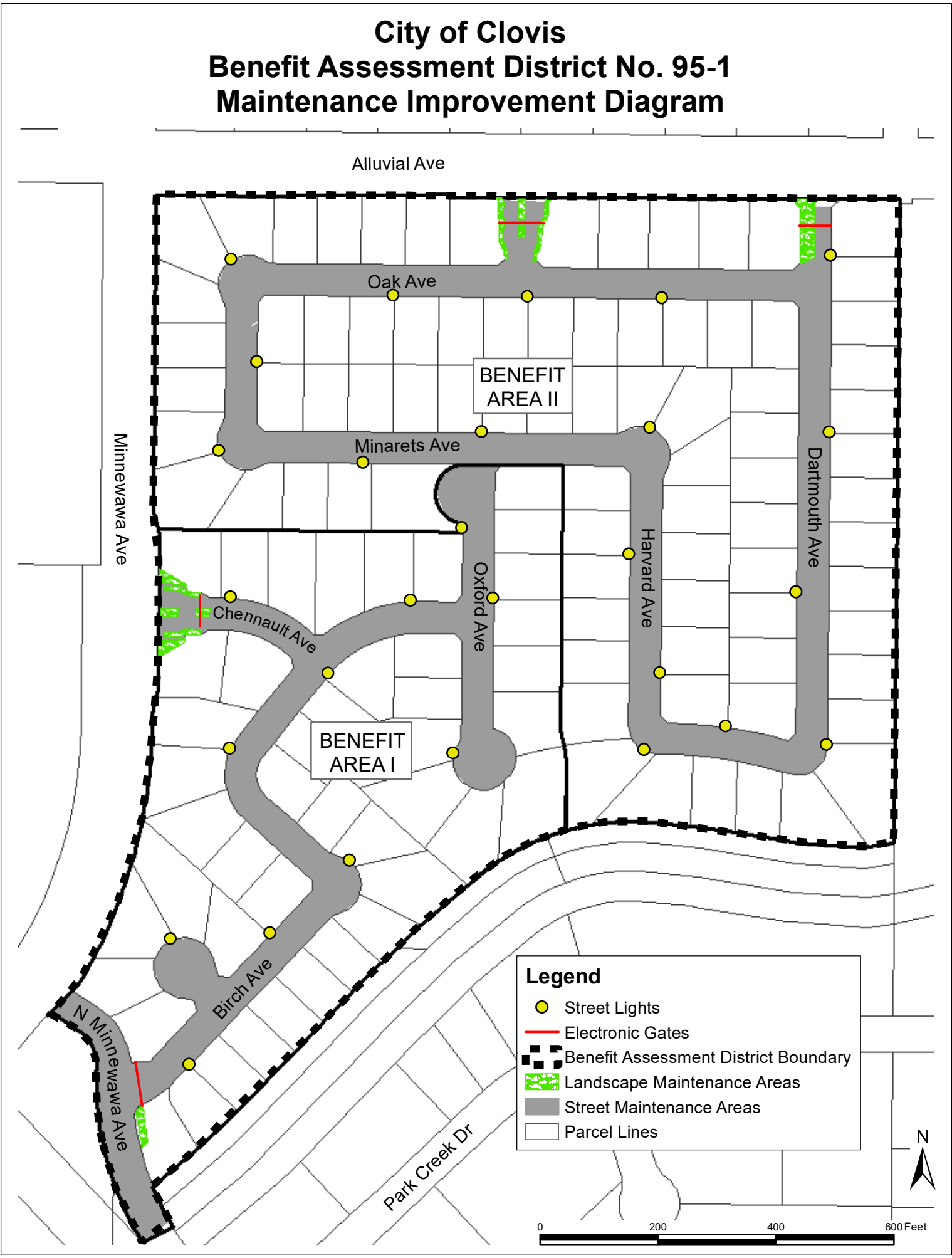
Birch Ave

N Minnewawa Ave

Park Creek Dr

**Legend**

- Street Lights
- Electronic Gates
- ▣ Benefit Assessment District Boundary
- ▨ Landscape Maintenance Areas
- ▭ Street Maintenance Areas
- Parcel Lines



**PART D**

**METHOD OF APPORTIONMENT OF ASSESSMENT**

This section explains the benefits to property from the street and landscaping improvements and the methodology used to apportion the costs to the benefiting properties within the District.

**Discussion of Special Benefit**

Part 1 of Division 2 of Title 5 of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment districts by local agencies for the purpose of providing certain public improvements and services which include the construction, operation, maintenance, and servicing of street and landscaping improvements.

Section 54711 of the Benefit Assessment Act of 1982 requires that assessments must be levied according to benefit rather than according to property value. This Section states:

*“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service.”*

In addition, the 1982 Act permits the designation of zones or areas of benefit within any individual assessment district.

Article XIID, Section 4(a) of the California Constitution (also known as Proposition 218) limits the amount of any assessment to the proportional special benefit conferred on the property.

*“No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”*

Article XIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

**Special versus General Benefit**

In the absence of an annual assessment, the street and landscaping maintenance activities within each benefit area of the District would not be provided. All the assessment proceeds received from each benefit area will be utilized to fund the cost of

providing a level of tangible “special benefits” in the form of property related services which benefit the individual properties with the District. The assessments are also structured to provide specific improvements within each benefit area that are of specific and special benefit to property within each benefit area.

The street and landscaping improvements in each benefit area of the District were specifically designed and constructed to provide vehicular access to properties within the respective benefit areas, and not the public at large. The boundaries of the benefit areas have been delineated to include only those parcels that receive a direct benefit from the street and landscaping improvements. Properties located outside the District benefit areas and the public at large do not benefit from the District street and landscaping improvements.

It is therefore concluded that all street and landscaping maintenance activities funded by the District are of special benefit to the benefiting properties located within the respective benefit areas of the District, and the value of the special benefits to property reasonably exceeds the assessment for every assessed parcel in the District. In other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel does not exceed the amount of the assessments.

### **Assessment Methodology**

Proposition 218 requires that assessments must be based on the benefit the subject properties receive from the improvements being maintained. The improvements maintained by the District provide vehicular access and enhanced aesthetics to the properties within the District.

Each year, the City shall evaluate the conditions of the improvements to be maintained by the District and estimate the required maintenance and incidental costs to spread to the benefiting properties. A portion of the assessments collected may be set aside for significant capital improvement items, such as seal coats and street surface overlays.

The single-family residential parcel has been selected as the basic unit for the calculation of assessments since it represents all the assessable parcels within the District. All single-family residential parcels have been determined to experience equal vehicular access and enhanced aesthetics from the District street and landscaping improvements. There are 45 single-family residential parcels in Benefit Area I (Renaissance) and 81 single-family residential parcels in Benefit Area II (Country View) that will be assessed for the maintenance of the improvements. Therefore, the maintenance and incidental costs for Benefit Area I (Renaissance) will be equally spread to each of the single-family residential parcels within Benefit Area I (Renaissance) and the maintenance and incidental costs for Benefit Area II (Country View) will be equally spread to each of the single-family residential parcels within Benefit Area II (Country View).



Below is a description of each of the benefit areas, their corresponding number and type of parcels within each benefit area, and the method of apportioning the costs of the District street and landscaping improvements to the benefiting parcels.

**Benefit Area I (Renaissance)**

Benefit Area I (Renaissance) is comprised of 45 single-family residential parcels. The total assessment revenue needed for Fiscal Year 2024-25 to operate and maintain the improvements benefitting Benefit Area I (Renaissance) is \$45,900, which requires an annual assessment increase of \$373 per single-family residential parcel. Therefore, the City will conduct Proposition 218 proceedings to obtain approval from Benefit Area I (Renaissance) property owners to increase annual maximum assessments to \$1,020 per single-family residential parcel commencing with Fiscal Year 2024-25.

Also, the City proposes an annual increase of \$55.00 (approximately 5%) to the maximum assessment from Fiscal Year 2025-26 through Fiscal Year 2028-29 to keep up with inflationary increases in maintenance costs, accumulate funds for necessary repairs and capital improvement projects, and avoid incurring costs associated with Proposition 218 proceedings for at least the next 5 years. The table below provides a summary of the proposed annual maximum assessments for Fiscal Year 2024-25 through Fiscal Year 2028-29 pending property owner approval. The annual maximum assessment will remain at \$1,240.00 per Single-Family Residential Parcel following Fiscal Year 2028-29 until another assessment increase is approved by Benefit Area I (Renaissance) property owners.

<b>Fiscal Year</b>	<b>Assessment per Single-Family Residential Parcel</b>
2024-25	\$1,020.00
2025-26	\$1,075.00
2026-27	\$1,130.00
2027-28	\$1,185.00
2028-29	\$1,240.00

**Benefit Area II (Country View)**

Benefit Area II (Country View) is comprised of 81 single-family residential parcels. The total assessment revenue needed for Fiscal Year 2024-25 to operate and maintain the improvements benefitting Benefit Area II (Country View) is \$47,790. This results in an assessment of **\$590.00 per Single-Family Residential Parcel** that will be levied within Benefit Area II (Country View) for Fiscal Year 2024-25.

**PART E**

**PROPERTY LIST AND ASSESSMENT ROLL**

A list of the addresses of all parcels, and the description of each lot or parcel within the District is shown on the last equalized property tax roll of the Fresno County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Clovis and is shown in this Report as Appendix "C".

**APPENDIX A**

**DETAILED STATEMENT OF COSTS FOR  
BENEFIT AREA I (RENAISSANCE)**

**BENEFIT AREA I (RENAISSANCE)**

**DETAILED STATEMENT OF COSTS**

The detailed description of costs for each of the improvements to be operated, maintained, and serviced in Benefit Area I (Renaissance), and those which may be subsequently operated, maintained, and serviced are generally described as follows:

**Administrative Expenses**

This item encompasses office expenses, postage, and printing that arises during the fiscal year described as follows:

- Office Expenses related to providing information for City Council meetings, quarterly financial reports to the City of Clovis, etc.
- Postage for mailings of bills/invoices, checks to vendors, and community notices.
- Printing of invoices, notices, announcements, reports, etc.

Based on historical data, the above-mentioned expenses are estimated to be \$600 for Fiscal Year 2024-25.

**Telephone Costs**

Telephone costs correspond to monthly landline charges for the callbox located at the entrance gate which will be used by people at the gate to communicate with residents of Benefit Area I (Renaissance).

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There is only one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid from the capital reserve fund. The estimated cost to fund minor telephone repairs and AT&T billing is \$1,600 for Fiscal Year 2024-25.

**Electronic Gate Maintenance**

There are two electronic gates that will be maintained by Benefit Area I (Renaissance). The estimated cost for electronic gate maintenance for Fiscal Year 2024-25 is \$1,400 and funds costs related to drive-thru and pedestrian gate repairs and monthly maintenance.

**Street Sweeping**

The streets will be swept once every two months within Benefit Area I (Renaissance) for an estimated cost of \$700 for Fiscal Year 2024-25.

**Landscape Maintenance and Irrigation Repairs**

The landscape services provided include monthly routine maintenance, fertilization, rye seeding, minor irrigation and sprinkler repairs, seasonal flowers at the gate entrance area, tree trimming as needed, and landscaping supplies.

The landscape maintenance areas for Benefit Area I (Renaissance) are located at the entrance gates off of Minnewawa Avenue and include maintenance of the following:

- median island planters along Chennault Avenue;
- landscape strips between sidewalk and curb along Chennault Avenue;
- entrance area north and south of Chennault Avenue expanding from the sound walls between the gates and Minnewawa Avenue; and
- landscape area located at the intersection of Minnewawa Avenue and Birch Avenue.

The total area of landscaping to be maintained is approximately 3,700 square feet and is shown on the Assessment District Diagram included in Part C of Part C of this Report.

The total cost of landscape maintenance and minor irrigation and sprinkler repairs for Fiscal Year 2024-25 is estimated by the District Administrator to be \$8,000.

**Electrical Power for Gate and Streetlights**

The total estimated cost for electrical power charges for gate operations and streetlights for Fiscal Year 2024-25 is \$3,500.

**Water Service**

The estimated cost to provide water service for common areas associated with Benefit Area I (Renaissance) for Fiscal Year 2024-25 is \$500.

**City Administration Costs**

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.

- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated cost for Benefit Area I (Renaissance) City Administration for Fiscal Year 2024-25 is \$2,000.

### **County Collection Fees**

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City are \$0.17 per parcel.

The total estimated cost for the County of Fresno collection fees for Fiscal Year 2024-25 is \$8 (45 parcels x \$0.17/parcel).

### **District Administrator**

The District Administrator will provide administrative, financial, and operational services to manage the maintenance of improvements for Benefit Area I (Renaissance). The estimated cost for Benefit Area I (Renaissance) Administration is \$10,000 for Fiscal Year 2024-25.

### **Assessment Engineering**

The District Assessment Engineer is Francisco & Associates. They have a contract with the District to perform Benefit Area I (Renaissance) assessment engineering services for a lump sum of \$1,600 for Fiscal Year 2024-25.

### **Insurance Costs**

The District will carry property damage insurance for damage to the gates caused by an accident or vandalism and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$80,000 per occurrence for damage to the electronic gates with a \$1,000 deductible.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company, which has the following coverage:

\$3,000,000	General Aggregate
\$3,000,000	Each Occurrence
\$3,000,000	Personal Injury
\$50,000	Fire Damage Legal Liability

The total estimated insurance cost or all insurance coverage as required for private gated communities including property and liability insurance for Fiscal Year 2024-25 is \$1,100.

**Capital Reserve**

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for future expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds set aside for items including, but not limited to, roadway slurry seal maintenance, sidewalk repairs, gate repairs, and landscape upgrades.

The City of Clovis has recently completed or intends on completing the capital improvement projects shown below.

**Capital Improvement Projects**

Upon evaluation of current improvements and their remaining useful life, the City of Clovis and District Administrator assessed a need to utilize Capital Reserve to fund capital improvement projects.

Assuming property owners approve the proposed assessment increase commencing with Fiscal Year 2024-25, the City of Clovis and District Administrator anticipate the following capital improvement projects during Fiscal Year 2024-25:

- a. Gate Callbox Replacement (\$5,800)
- b. Gate Operator Replacement (\$14,356)

**APPENDIX B**

**DETAILED STATEMENT OF COSTS FOR  
BENEFIT AREA II (COUNTRY VIEW)**



**BENEFIT AREA II (COUNTRY VIEW)**

**DETAILED STATEMENT OF COSTS**

The detailed description of costs for each of the improvements to be operated, maintained, and serviced in Benefit Area II (Country View), and those which may be subsequently operated, maintained, and serviced are generally described as follows:

**Administrative Expenses**

This item encompasses office expenses, postage, and printing that arises during the fiscal year described as follows:

- Office Expenses related to providing information for City Council meetings, quarterly financial reports to the City of Clovis, etc.
- Postage for mailings of bills/invoices, checks to vendors, and community notices.
- Printing of invoices, notices, announcements, reports, etc.

Based on historical data, the above-mentioned expenses are estimated to be \$700 for Fiscal Year 2024-25.

**Telephone Costs**

Telephone costs correspond to monthly landline charges for the callbox located at the entrance gate which will be used by people at the gate to communicate with residents of the Benefit Area II (Country View).

There are two gates. One gate is an "Enter Only" gate and the other is an "Exit Only" gate. There is only one telephone to be maintained at the "Enter Only" gate.

The telephone system is a private system and the cost for repair and replacement of the telephone equipment, when needed, will be paid from the capital reserve fund. The estimated cost to fund telephone equipment repairs and AT&T billing is \$1,600 for Fiscal Year 2024-25.

**Electronic Gate Maintenance**

There are two electronic gates that will be maintained by Benefit Area II (Country View). The estimated cost for electronic gate maintenance for Fiscal Year 2024-25 is \$1,600 and funds costs related to drive-thru and pedestrian gate repairs and monthly maintenance.

**Street Sweeping**

The streets will be swept once every month within Benefit Area II (Country View) for an estimated cost of \$2,200 for Fiscal Year 2024-25.

**Landscape Maintenance and Irrigation Repairs**

The landscape services provided include monthly routine maintenance, fertilization, rye seeding, minor irrigation and sprinkler repairs, seasonal flowers at the gate entrance area, tree trimming as needed, and landscaping supplies.

The landscape maintenance areas of Benefit Area II (Country View) are located at the entrance gates off of Alluvial Avenue and of the back gate on Dartmouth Avenue. The maintenance areas include the following:

- median island planters located at the entrance gates on Alluvial Avenue;
- landscape strips between sidewalk and curb at the entrance gates on Alluvial Avenue;
- the entrance area north and south of Oxford Avenue expanding from the sound walls between the gates and Alluvial Avenue;
- turf area on the west side of Dartmouth Avenue between Oak Avenue and the gate; and
- entrance area on Alluvial Avenue, expanding between Dartmouth Avenue and the sound wall bordering Benefit Area II.

The total area of landscaping to be maintained is approximately 5,000 square feet and is shown on the Assessment District Diagram included in Part C of this Report.

The total cost of landscape maintenance and minor irrigation and sprinkler repairs for Fiscal Year 2024-25 is estimated by the District Administrator to be \$8,500.

**Electrical Power for Gate and Streetlights**

The total estimated cost for electrical power charges for gate operations and streetlights for Fiscal Year 2024-25 is \$5,500.

**Water Service**

The estimated cost to provide water service for common areas associated with Benefit Area II (Country View) for Fiscal Year 2024-25 is \$400.

**City Administration Costs**

The City of Clovis will have many responsibilities for the administration of the District. Included in these costs are:

- a. City Council Costs related to notices, hearings, etc.
- b. Attorney fees for the City Attorney to prepare the legal documents as are required for the operation of the District.
- c. Staff time for the preparation of documents necessary for the on-going operation of the District.
- d. Staff time for the review of documents prepared by District Consultants as necessary for the on-going operations of the District.
- e. Staff time related to the timely application of necessary maintenance and repairs as required.

Historically, the City of Clovis has assessed minimal charges to the District for their services. The estimated cost for Benefit Area II (Country View) City Administration for Fiscal Year 2024-25 is \$3,200.

### **County Collection Fees**

The costs from the County of Fresno related to the collection of assessments and transfer of funds to the City is \$0.17 per parcel.

The total estimated cost for the County of Fresno collection fees for Fiscal Year 2024-25 is \$14 (81 parcels x \$0.17/parcel).

### **District Administrator**

The District Administrator will provide administrative, financial, and operational services to manage the maintenance of improvements for Benefit Area II (Country View). The estimated cost for Benefit Area II (Country View) Administration is \$16,600 for Fiscal Year 2024-25.

### **Assessment Engineering**

The District Assessment Engineer is Francisco & Associates. They have a contract with the District to perform Benefit Area II (Country View) assessment engineering services for a lump sum of \$2,800 for Fiscal Year 2024-25.

### **Insurance Costs**

The District will carry property damage insurance for damage to the gates caused by an accident or vandalism and Comprehensive General Liability Insurance with Excess Coverage.

The property insurance is issued by State Farm Insurance Company. It provides for a maximum of \$80,000 per occurrence for damage to the electronic gates with a \$1,000 deductible.

The Comprehensive Liability Insurance is issued by State Farm Insurance Company, which has the following coverage:

\$3,000,000	General Aggregate
\$3,000,000	Each Occurrence
\$3,000,000	Personal Injury
\$50,000	Fire Damage Legal Liability

The total estimated insurance cost or all insurance coverage as required for private gated communities including property and liability insurance for Fiscal Year 2024-25 is \$1,800.

### **Capital Reserve**

On the recommendation of the District Administrator and the City of Clovis Finance Department, the Capital Reserve was established to provide funding for future expenses that do not occur on an annual basis.

Included in the Capital Reserve are funds set aside for items including, but not limited to, roadway slurry seal maintenance, sidewalk repairs, gate repairs, and landscape upgrades.

The City of Clovis has recently completed or intends on completing the capital improvement projects shown below.

### **Capital Improvement Projects**

Upon evaluation of current improvements and their remaining useful life, the City of Clovis and District Administrator assessed a need to utilize Capital Reserves to fund capital improvement projects.

The City of Clovis and District Administrator anticipate the following capital improvement projects during Fiscal Year 2024-25:

- a. Gate Callbox Upgrade with cellular module (\$2,200)

**APPENDIX C**  
**ASSESSMENT ROLL**

**CITY OF CLOVIS**  
**ASSESSMENT DISTRICT NO. 1995-1**  
**(Blackhorse Estates)**  
**Assessment Roll**  
**Fiscal Year 2024-25**  
**Benefit Area 1**

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-151-08	1	\$1,020.00	NISHIMURA GAREY	25 CHENNAULT AVE	TR 4299 Lot 1
562-151-09	1	\$1,020.00	REED SAMUEL H	45 CHENNAULT AVE	TR 4299 Lot 2
562-151-10	1	\$1,020.00	ANTARAMIAN PETER	65 CHENNAULT AVE	TR 4299 Lot 3
562-151-11	1	\$1,020.00	TWEDT BRIAN D & VICKIE L	85 CHENNAULT AVE	TR 4299 Lot 4
562-151-12	1	\$1,020.00	SYVERTSEN WILLIAM & CHERYLE L FAM TRUST	105 CHENNAULT AVE	TR 4299 Lot 5
562-151-13	1	\$1,020.00	HSIAO PAUL SHIHYEN & HSIN-CHING LIN	125 CHENNAULT AVE	TR 4299 Lot 6
562-152-04	1	\$1,020.00	NIMERI ABDELRAHMAN & SHAIMA	650 N CHERRY LN	TR 4299 Lot 41
562-152-05	1	\$1,020.00	SRA FAMILY	640 N CHERRY LN	TR 4299 Lot 40
562-152-06	1	\$1,020.00	DUNMORE JAMES L JR & TRACEE L	42 CHENNAULT AVE	TR 4299 Lot 43
562-152-07	1	\$1,020.00	HSIAO PAUL S	62 CHENNAULT AVE	TR 4299 Lot 42
562-153-03	1	\$1,020.00	TAKEDA VICTOR K & ANNE M TRUSTEES	665 N CHERRY LN	TR 4299 Lot 18
562-153-04	1	\$1,020.00	SIRIMARCO JAMES V III & DONNA M	655 N CHERRY LN	TR 4299 Lot 19
562-153-05	1	\$1,020.00	ROBERTSON STEPHEN W JR	635 N CHERRY LN	TR 4299 Lot 20
562-153-06	1	\$1,020.00	STAFFORD FRANKLIN H	611 N CHERRY LN	TR 4299 Lot 21
562-153-07	1	\$1,020.00	BIGLIERI JULIE M TRS	601 N CHERRY LN	TR 4299 Lot 22
562-153-13	1	\$1,020.00	KALMES BEAU AARON & BRITTANY STOKER	624 N OXFORD AVE	TR 4299 Lot 12
562-153-14	1	\$1,020.00	CHAVEZ MANUEL A & ROSSANNE C TRS	634 N OXFORD AVE	TR 4299 Lot 13
562-153-15	1	\$1,020.00	BURRI CHRISTINE ISKENDERIAN	644 N OXFORD AVE	TR 4299 Lot 14
562-153-16	1	\$1,020.00	SHIDIYWAH SAIF & HUDA	664 N OXFORD AVE	TR 4299 Lot 15
562-153-17	1	\$1,020.00	STAWARSKI DOUGLAS P & KAKELLY	684 N OXFORD AVE	TR 4299 Lot 16
562-153-18	1	\$1,020.00	LEE JOSEPH & MIN HEE	102 CHENNAULT AVE	TR 4299 Lot 17
562-153-19	1	\$1,020.00	CLARK JASON	614 N OXFORD AVE	TR 4299 Lot 11
562-153-20	1	\$1,020.00	JENSEN LAUREN	651 N OXFORD AVE	TR 4299 Lot 10
562-153-21	1	\$1,020.00	TILLEY SHARRON F TRUSTEE	671 N OXFORD AVE	TR 4299 Lot 9
562-153-22	1	\$1,020.00	SHARMA VISHAL & SHILPA	691 N OXFORD AVE	TR 4299 Lot 8
562-153-23	1	\$1,020.00	BROBST JAMES H & M ARLENE TRUSTEES	711 N OXFORD AVE	TR 4299 Lot 7
562-153-24	1	\$1,020.00	GILL SHERAZ	731 N OXFORD AVE	Por of Lot 6 Clovis
562-161-01	1	\$1,020.00	GANDY ANN TRUSTEE	610 N CHERRY LN	TR 4299 Lot 37
562-161-02	1	\$1,020.00	HEMMAN RONALD D & STEPHANIE J	620 N CHERRY LN	TR 4299 Lot 38
562-161-03	1	\$1,020.00	IBRAHIMI HARIS & MALALAI ZOLTANI	630 N CHERRY LN	TR 4299 Lot 39
562-161-04	1	\$1,020.00	GATES GINGER G	57 BIRCH AVE	TR 4299 Lot 36
562-161-05	1	\$1,020.00	O HARA MICHAEL & CYNTHIA	55 BIRCH AVE	TR 4299 Lot 35
562-161-06	1	\$1,020.00	DER HAROUTUNIAN VASKEN & LINA TRS	51 BIRCH AVE	TR 4299 Lot 34
562-161-07	1	\$1,020.00	YANG YIA	47 BIRCH AVE	TR 4299 Lot 33
562-161-08	1	\$1,020.00	HAMILTON BRENDA S	37 BIRCH AVE	TR 4299 Lot 32
562-162-01	1	\$1,020.00	TSAO DEREK & MONICA DU	94 BIRCH AVE	TR 4299 Lot 23
562-162-02	1	\$1,020.00	KHAN SAMIA	84 BIRCH AVE	TR 4299 Lot 24
562-162-03	1	\$1,020.00	CARUSO HILDA M	74 BIRCH AVE	TR 4299 Lot 25

**CITY OF CLOVIS**  
**ASSESSMENT DISTRICT NO. 1995-1**  
**(Blackhorse Estates)**  
**Assessment Roll**  
**Fiscal Year 2024-25**  
**Benefit Area 1**

<b>Assessor's</b>						
<b>Parcel Number</b>	<b>Benefit Area</b>	<b>Assessment Amount</b>	<b>Property Owner</b>	<b>Property Address</b>	<b>Tract and Lot</b>	
562-162-04	1	\$1,020.00	BRONSON JAMES C & MICHELLE L	64 BIRCH AVE	TR 4299 Lot 26	
562-162-05	1	\$1,020.00	HARDIN TAYLOR J & TETYANA S	54 BIRCH AVE	TR 4299 Lot 27	
562-162-06	1	\$1,020.00	WEBER DAVID & MICHELLE	44 BIRCH AVE	TR 4299 Lot 28	
562-162-07	1	\$1,020.00	THACKER BARBARA J TRUSTEE	34 BIRCH AVE	TR 4299 Lot 29	
562-162-08	1	\$1,020.00	DOUGHERTY STEPHEN P & MONICA	24 BIRCH AVE	TR 4299 Lot 30	
562-162-09	1	\$1,020.00	ROSENTHAL STEVE ANDREW	14 BIRCH AVE	TR 4299 Lot 31	
562-180-45	1	\$1,020.00	GOTTLIEB DAVID ANDREW & VIRGINIA TRS	741 N OXFORD AVE	TR 4668 Lot 18	
<b>TOTAL:</b>	<b>45</b>	<b>\$45,900.00</b>				

**CITY OF CLOVIS**  
**ASSESSMENT DISTRICT NO. 1995-1**  
**(Blackhorse Estates)**  
**Assessment Roll**  
**Fiscal Year 2024-25**  
**Benefit Area 2**

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-153-25	2	\$590.00	KUHL MICHAEL B	732 N HARVARD AVE	TR 4661 Lot 28
562-153-26	2	\$590.00	KEMP TIMOTHY F & SAUNDRA D	722 N HARVARD AVE	TR 4661 Lot 27
562-153-27	2	\$590.00	KONSTANZER KEVIN C & PAMELA S TRUSTEES	712 N HARVARD AVE	TR 4661 Lot 26
562-153-28	2	\$590.00	WEAVER JAMES & LISA TRUSTEES	692 N HARVARD AVE	TR 4661 Lot 25
562-153-29	2	\$590.00	PORTFOLIO MANAGEMENT SERVICES LLC	672 N HARVARD AVE	TR 4661 Lot 24
562-153-30	2	\$590.00	MAKEL JOHN T & RAQUEL	204 BIRCH AVE	TR 4661 Lot 23
562-153-31	2	\$590.00	HIRATA RYEN J & ERICA R JOHNSON TRS	214 BIRCH AVE	TR 4661 Lot 22
562-153-32	2	\$590.00	TURNBULL BRENT L & PATRICIA K TRS	234 BIRCH AVE	TR 4661 Lot 21
562-153-33	2	\$590.00	TRIFFON GARRETT	264 BIRCH AVE	TR 4661 Lot 20
562-153-34	2	\$590.00	AYDINYAN ARA	284 BIRCH AVE	TR 4661 Lot 19
562-153-35	2	\$590.00	ORTIZ KIRA	647 N DARTMOUTH AVE	TR 4661 Lot 18
562-153-36	2	\$590.00	L RODRIGUEZ R & T	667 N DARTMOUTH AVE	TR 4661 Lot 17
562-153-37	2	\$590.00	BICKEL BRUCE D TRUSTEE	687 N DARTMOUTH AVE	TR 4661 Lot 16
562-153-38	2	\$590.00	HOLGUIN GIL & KIM A	707 N DARTMOUTH AVE	TR 4661 Lot 15
562-153-39	2	\$590.00	MARTIN DARRELL B TRUSTEE	717 N DARTMOUTH AVE	TR 4661 Lot 14
562-153-40	2	\$590.00	ANALLA BRYAN G & MOLLY BLISS	727 N DARTMOUTH AVE	TR 4661 Lot 13
562-153-41	2	\$590.00	GUISTO NANCY A	737 N DARTMOUTH AVE	TR 4661 Lot 12
562-155-01	2	\$590.00	GATTIE BRADLEY H & KIRSTEN ANN TRS	673 N HARVARD AVE	TR 4661 Lot 29
562-155-02	2	\$590.00	GRAY LAURIE J & RANDALL M	676 N DARTMOUTH AVE	TR 4661 Lot 30
562-155-03	2	\$590.00	BREWER ADRIANNE M PETRUTIS & SCOTT M	696 N DARTMOUTH AVE	TR 4661 Lot 31
562-155-04	2	\$590.00	SLICK LEON H & SANDRA K	716 N DARTMOUTH AVE	TR 4661 Lot 32
562-155-05	2	\$590.00	HUDSON KIMBERLY SUE	726 N DARTMOUTH AVE	TR 4661 Lot 33
562-155-06	2	\$590.00	LEACH RONALD P & TRACY A	736 N DARTMOUTH AVE	TR 4661 Lot 34
562-180-01	2	\$590.00	KAHAL AMANDEEP	149 OAK AVE	TR 4668 Lot 1
562-180-02	2	\$590.00	MAINOCK RALPH H TRS	129 OAK AVE	TR 4668 Lot 2
562-180-03	2	\$590.00	ALCONCHER RONALD B & ANNA C TRS	99 OAK AVE	TR 4668 Lot 3
562-180-04	2	\$590.00	LOYD WILLIAM D & CYNTHIA L	89 OAK AVE	TR 4668 Lot 4
562-180-05	2	\$590.00	WALTER LOGAN PATRICK	69 OAK AVE	TR 4668 Lot 5
562-180-06	2	\$590.00	NOEL MIKE & TIFFANY	49 OAK AVE	TR 4668 Lot 6
562-180-07	2	\$590.00	DINATA VERONICA M & ANTONIUS J TRS	790 N CHERRY LN	TR 4668 Lot 7
562-180-08	2	\$590.00	THOMPSON CRAIG	780 N CHERRY LN	TR 4668 Lot 8
562-180-09	2	\$590.00	RATZLAFF CHRISTOPHER	770 N CHERRY LN	TR 4668 Lot 9
562-180-10	2	\$590.00	SILVA ANNA	760 N CHERRY LN	TR 4668 Lot 10
562-180-11	2	\$590.00	KATEIAN JANICE L TRS	750 N CHERRY LN	TR 4668 Lot 11
562-180-12	2	\$590.00	WESSON SANDRA C TRUSTEE	26 MINARETS AVE	TR 4668 Lot 12
562-180-13	2	\$590.00	LALLY GREGORY W & GRACE K TRUSTEES	46 MINARETS AVE	TR 4668 Lot 13
562-180-14	2	\$590.00	KEITH DIANA	66 MINARETS AVE	TR 4668 Lot 14
562-180-15	2	\$590.00	STONECIPHER KAREN TRUSTEE	86 MINARETS AVE	TR 4668 Lot 15



**CITY OF CLOVIS**  
**ASSESSMENT DISTRICT NO. 1995-1**  
**(Blackhorse Estates)**  
**Assessment Roll**  
**Fiscal Year 2024-25**  
**Benefit Area 2**

Assessor's Parcel Number	Benefit Area	Assessment Amount	Property Owner	Property Address	Tract and Lot
562-180-19	2	\$590.00	HOLTERMANN DARRIN PAUL & JENNIFER LEE	742 N HARVARD AVE	TR 4668 Lot 19
562-180-20	2	\$590.00	KARST DENNIS S & KATHERINE TRUSTEES	693 N HARVARD AVE	TR 4668 Lot 20
562-180-21	2	\$590.00	REY STEVEN F & JULIE L TRUSTEES	713 N HARVARD AVE	TR 4668 Lot 21
562-180-22	2	\$590.00	RAMOS STEPHEN A & JACQUELINE R	723 N HARVARD AVE	TR 4668 Lot 22
562-180-23	2	\$590.00	CAMPOS LILIA & ALEJANDRO	733 N HARVARD AVE	TR 4668 Lot 23
562-180-24	2	\$590.00	DU BOIS DIANE D	743 N HARVARD AVE	TR 4668 Lot 24
562-180-25	2	\$590.00	MORRIS ROGER GARY & ZENAIDA MAPANAO	753 N HARVARD AVE	TR 4668 Lot 25
562-180-26	2	\$590.00	KERN ANDREW C & NATALIE A TRS	197 MINARETS AVE	TR 4668 Lot 26
562-180-27	2	\$590.00	MORROW JOELENE ANN	187 MINARETS AVE	TR 4668 Lot 27
562-180-28	2	\$590.00	STANLEY MATTHEW	177 MINARETS AVE	TR 4668 Lot 28
562-180-29	2	\$590.00	CINO JOHN C	157 MINARETS AVE	TR 4668 Lot 29
562-180-30	2	\$590.00	DELCAMPO JANELLE MARIE	137 MINARETS AVE	TR 4668 Lot 30
562-180-31	2	\$590.00	OPIE SARA JOAN TRUSTEE	117 MINARETS AVE	TR 4668 Lot 31
562-180-32	2	\$590.00	RALEY EVELYN	97 MINARETS AVE	TR 4668 Lot 32
562-180-33	2	\$590.00	SCHARF DONALD R & DOROTHY D SPENCER	77 MINARETS AVE	TR 4668 Lot 33
562-180-34	2	\$590.00	BESTON LAURENCE O & MARYBETH TRS	57 MINARETS AVE	TR 4668 Lot 34
562-180-35	2	\$590.00	DUCAR FRANK LEROY & GINNIE ILENE TRS	58 OAK AVE	TR 4668 Lot 35
562-180-36	2	\$590.00	HOFER FERDINAND & ANTJE TRUSTEES	78 OAK AVE	TR 4668 Lot 36
562-180-37	2	\$590.00	JACKSON LEANNE RAE TRUSTEE	98 OAK AVE	TR 4668 Lot 37
562-180-38	2	\$590.00	BELLOW CHERYL	118 OAK AVE	TR 4668 Lot 38
562-180-39	2	\$590.00	DANSBY PAUL	138 OAK AVE	TR 4668 Lot 39
562-180-40	2	\$590.00	CENTRAL PACIFIC INVESTMENT CORPORATION	158 OAK AVE	TR 4668 Lot 40
562-180-41	2	\$590.00	KRUEGER TIMOTHY K	178 OAK AVE	TR 4668 Lot 41
562-180-42	2	\$590.00	HULL HARLAN & ROBIN	188 OAK AVE	TR 4668 Lot 42
562-180-43	2	\$590.00	DEWEY CARL C	198 OAK AVE	TR 4668 Lot 43
562-180-44	2	\$590.00	HAMES KENT L TRUSTEE	106 MINARETS AVE	TR 4668 Lots 16 & 17
562-180-46	2	\$590.00	MANALANSAN EDUARDO L & ROSEMARIE M	179 OAK AVE	TR 4661 Lot 1
562-180-47	2	\$590.00	AULT PHILIP H & COLLEEN K	189 OAK AVE	TR 4661 Lot 2
562-180-48	2	\$590.00	HAUS SPENCER N & CATHLEEN J	219 OAK AVE	TR 4661 Lot 3
562-180-49	2	\$590.00	BREWER RANDALL C & CHERI L TRUSTEES	249 OAK AVE	TR 4661 Lot 4
562-180-50	2	\$590.00	ENG MICHAEL S & PEARL K MA TRUSTEES	269 OAK AVE	TR 4661 Lot 5
562-180-51	2	\$590.00	KUYPER JASON J	797 N DARTMOUTH AVE	TR 4661 Lot 6
562-180-52	2	\$590.00	LOPEZ EMILIO & CRISTINA	787 N DARTMOUTH AVE	TR 4661 Lot 7
562-180-53	2	\$590.00	BESECKER RICHARD A & MARCIE E TRS	777 N DARTMOUTH AVE	TR 4661 Lot 8
562-180-54	2	\$590.00	WILLIAMS RICHARD E & LOLA T TRS	767 N DARTMOUTH AVE	TR 4661 Lot 9
562-180-55	2	\$590.00	STUEBNER KRIS & PRISCILLA	757 N DARTMOUTH AVE	TR 4661 Lot 10
562-180-56	2	\$590.00	CRUZ RAMIRO	747 N DARTMOUTH AVE	TR 4661 Lot 11
562-180-57	2	\$590.00	HOODE SUMANGALI	746 N DARTMOUTH AVE	TR 4661 Lot 35

**CITY OF CLOVIS**  
**ASSESSMENT DISTRICT NO. 1995-1**  
**(Blackhorse Estates)**  
**Assessment Roll**  
**Fiscal Year 2024-25**  
**Benefit Area 2**

<b>Assessor's</b>						
<b>Parcel Number</b>	<b>Benefit Area</b>	<b>Assessment Amount</b>	<b>Property Owner</b>	<b>Property Address</b>	<b>Tract and Lot</b>	
562-180-58	2	\$590.00	SIRMAN JAMES A	756 N DARTMOUTH AVE	TR 4661 Lot 36	
562-180-59	2	\$590.00	VAN PROYEN DARYL	766 N DARTMOUTH AVE	TR 4661 Lot 37	
562-180-60	2	\$590.00	BYRD JAMES L & DOROTHY J TRUSTEES	268 OAK AVE	TR 4661 Lot 38	
562-180-61	2	\$590.00	GIZZO EVELYN E	248 OAK AVE	TR 4661 Lot 39	
562-180-62	2	\$590.00	JOHNSON KIM & BENJAMIN M	228 OAK AVE	TR 4661 Lot 40	
<b>TOTAL:</b>	<b>81</b>	<b>\$47,790.00</b>				