

**Date:** Mon, 26 Aug 2024 5:28:15 PM (UTC)  
**Sent:** Mon, 26 Aug 2024 5:28:01 PM (UTC)  
**Subject:** FW: Hemet - Possible Annexation  
**From:** Tiffany Barnett  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>;  
**CC:** Kaleena Beasley <KBeasley@hemetca.gov>;  
**Attachments:** image001.png; Hemet - Annexation Study - FY 2024-25.pdf; Hemet - Annexation Study - FY 2024-25.xlsx; Potential\_Annexation\_WallMap.pdf

---

Good morning,

Attached you will find the workbook along with the summary page that gives a good ballpark estimate of property tax revenue the City would received based on the annexation map (also attached) that we provided to HdL.

Please let me know if you have any questions.

Thank you!

Regards,

**Tiffany Barnett**

City of Hemet – Acting Administrative Services Director

445 E. Florida Ave., Hemet, CA 92543

T: 951-765-2387

F: 951-765-2337

[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

City Hall hours are Monday – Friday, 7:30am – 5:30pm

My office hours are Monday – Thursday 7:00am – 6:00pm



---

**From:** Dave Schey <dschey@hdlccpropertytax.com>  
**Sent:** Friday, August 23, 2024 9:35 AM  
**To:** Tiffany Barnett <TBarnett@hemetca.gov>  
**Cc:** Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov>  
**Subject:** RE: Hemet - Possible Annexation

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Good morning, Tiffany.

Attached is a spreadsheet that has several worksheets. The worksheets labeled North, West and East contain full lists of the parcels in the three annexation areas shown in your map. The worksheet labeled TRA Listing tabulates the valuations by TRA and calculates the average shares within the annexation areas for the County General Fund, Library and Fire.

The Summary worksheet calculates the revenues from each annexation area and then calculates the

COH01365

portion of the revenue that would come to the City on annexation per the 1981 agreement. This gives the full shares of the Library and Fire and 25% of the County General Fund share to the City after annexation. The sum of the Fire and Library shares along with 25% of the County GF share totals 15.8997%. This would be the approximate City share in the annexation area after annexation. This compares to a citywide average City share of 17.1229%.

I have attached a PDF copy of the Summary table for your convenience. Please let me know if you have any questions. Have a good weekend.

David Schey  
HdL Coren & Cone  
(714) 462-1656 - Direct Line

---

**From:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>  
**Sent:** Wednesday, August 21, 2024 6:08 PM  
**To:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>  
**Cc:** Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>; David Duncan <[dduncan@hemetca.gov](mailto:dduncan@hemetca.gov)>  
**Subject:** RE: Hemet - Possible Annexation

Thank you so much Dave! I will look forward to the additional data and let you know if I have any questions.

Regards,  
Tiffany Barnett  
City of Hemet – Acting Administrative Services Director  
445 E. Florida Ave., Hemet, CA 92543  
T: 951-765-2387  
F: 951-765-2337  
[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

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My office hours are Monday – Thursday 7:00am – 6:00pm



---

**From:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>  
**Sent:** Wednesday, August 21, 2024 4:36 PM  
**To:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>  
**Cc:** Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>; David Duncan <[dduncan@hemetca.gov](mailto:dduncan@hemetca.gov)>  
**Subject:** RE: Hemet - Possible Annexation

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---

Hi Tiffany.  
Attached are resolutions by the County and the City approving a master tax sharing agreement with the City of Hemet. This agreement goes back to 1981 but seems fairly reasonable. It allows for the

City to assume 100% of the tax rate that is for the County structural fire (about 6%) and library services (about 2.8%). In addition, the City will get 25% of the County's General Fund share. I will have more information on the areas proposed for annexation in the next day or two. Let me know if you have questions.

David Schey

HdL Coren & Cone  
(714) 462-1656 - Direct Line

---

**From:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>  
**Sent:** Monday, August 19, 2024 5:41 PM  
**To:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>  
**Cc:** Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>; David Duncan <[dduncan@hemetca.gov](mailto:dduncan@hemetca.gov)>  
**Subject:** RE: Hemet - Possible Annexation

Hi Dave,

Just a quick follow-up to this that maybe you can help with as well. I reached out to the Assessor's office that directed me to the Auditor/Controller and after speaking to them, they referred me back to the Assessor's office. The City Manager is looking to find out what percentage of property taxes currently come to the city through the master agreement and if that percentage would change after the annexation.

Any insight you can provide will be greatly appreciated!

Regards,

Tiffany Barnett

City of Hemet – Acting Administrative Services Director  
445 E. Florida Ave., Hemet, CA 92543  
T: 951-765-2387  
F: 951-765-2337  
[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

City Hall hours are Monday – Friday, 7:30am – 5:30pm  
My office hours are Monday – Thursday 7:00am – 6:00pm



---

**From:** Tiffany Barnett  
**Sent:** Monday, August 19, 2024 4:47 PM  
**To:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>  
**Cc:** Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>; David Duncan <[dduncan@hemetca.gov](mailto:dduncan@hemetca.gov)>  
**Subject:** RE: Hemet - Possible Annexation

Hi Dave,

I've attached a map that our GIS Specialist, Dave Duncan, drafted. Is this sufficient or does it need to have some other detail on it?

Regards,

COH01367

Tiffany Barnett

City of Hemet – Acting Administrative Services Director

445 E. Florida Ave., Hemet, CA 92543

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[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

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---

**From:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>

**Sent:** Thursday, August 15, 2024 2:57 PM

**To:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>; Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>

**Subject:** Hemet - Possible Annexation

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---

Good afternoon, Tiffany.

Mahea let me know about your question related to a possible annexation to the City. If you can provided us with a map showing the areas you are considering we can gather the information you need. The map doesn't need to be super formal. Let me know if you have any questions.

David Schey

HdL Coren & Cone

120 S. State College Blvd., Suite 200

Brea, CA 92821

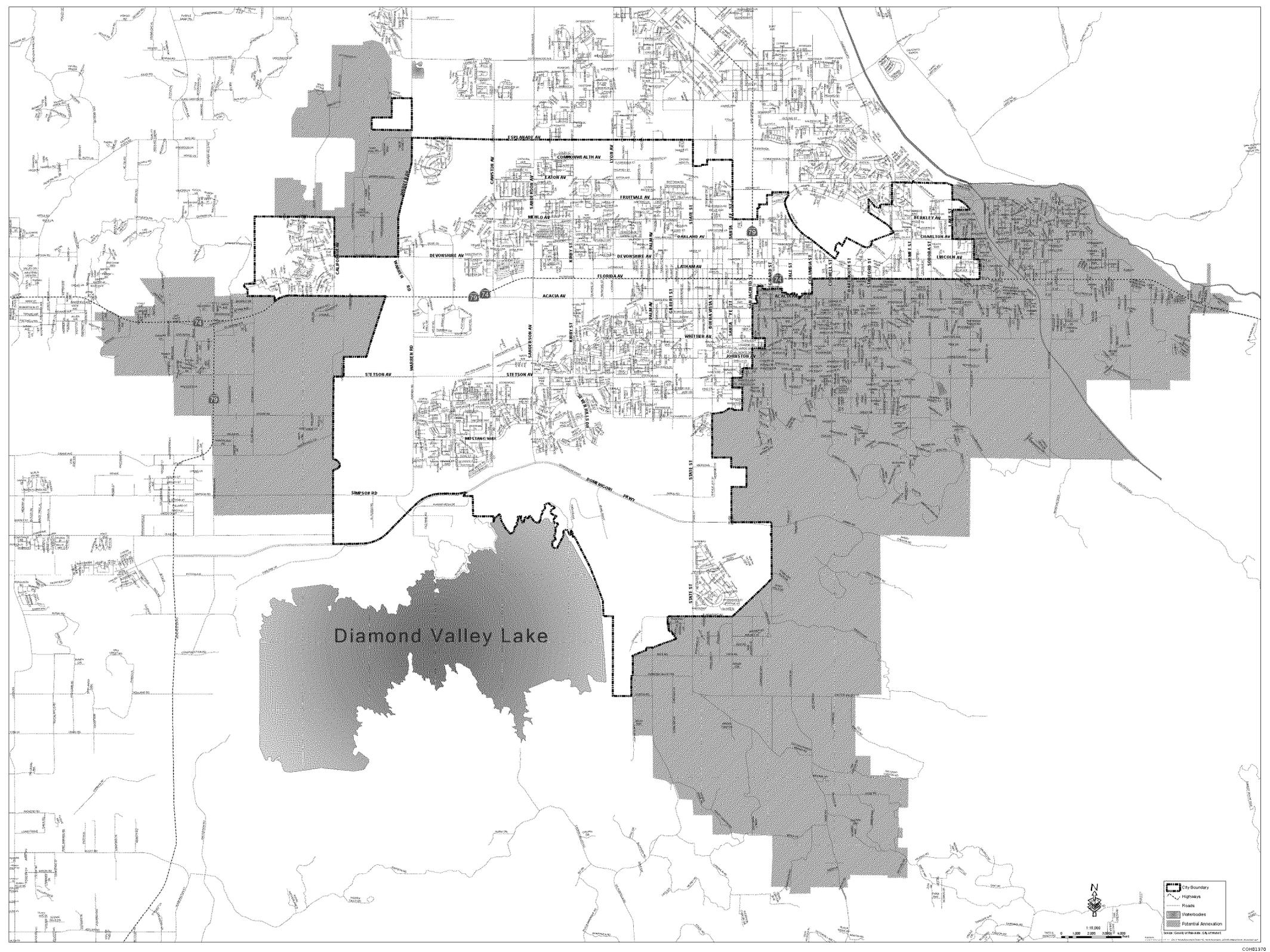
(714) 462-1656 - Direct Line

[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)

COH01368

**City of Hemet  
Annexation Analysis  
Data for FY 2024-25**

Annexation Area	West	North	East	Combined
Number of Secured Parcels	1,406	168	12,022	<b>13,596</b>
Number of Unsecured Assessments	26	6	220	<b>252</b>
Number of Cross Reference Assessments	162	61	690	<b>913</b>
Secured Values	322,087,985	89,319,099	3,126,573,322	<b>3,537,980,406</b>
Unsecured Values	2,736,005	82,811	11,456,401	<b>14,275,217</b>
Cross Reference Values	7,095,265	2,650,869	17,069,842	<b>26,815,976</b>
Total Value	331,919,255	92,052,779	3,155,099,565	<b>3,579,071,599</b>
Revenue @ 1%	<b>3,319,193</b>	<b>920,528</b>	<b>31,550,996</b>	<b>35,790,716</b>
<b>County General Fund Share</b>	29.3977%	30.1728%	28.5560%	28.6756%
	<b>975,767</b>	<b>277,749</b>	<b>9,009,690</b>	<b>10,263,206</b>
<b>Library Share</b>	2.8464%	2.9214%	2.7568%	2.7693%
	<b>94,478</b>	<b>26,893</b>	<b>869,786</b>	<b>991,157</b>
<b>County Fire District Share</b>	6.1275%	6.2890%	5.9345%	5.9615%
	<b>203,382</b>	<b>57,892</b>	<b>1,872,388</b>	<b>2,133,662</b>
<b>Post-Annexation Tax Allocation</b>				
<b>Total City Share per Agreement</b>	<b>16.3233%</b>	<b>16.7536%</b>	<b>15.8302%</b>	<b>15.8997%</b>
City Share of Co GF @ 25%	243,942	69,437	2,252,423	2,565,801
City Share of Co. Library @ 100%	94,478	26,893	869,786	991,157
City Share of Co. Fire @ 100%	<u>203,382</u>	<u>57,892</u>	<u>1,872,388</u>	<u>2,133,662</u>
Combined City Revenue per Agreement	<b>541,802</b>	<b>154,222</b>	<b>4,994,597</b>	<b>5,690,621</b>
<b>Average City Share of 1% Revenue Citywide</b>	<b>17.1229%</b>			



Diamond Valley Lake

- City Boundary
- Highways
- Roads
- Waterbodies
- Potential Acquisition



1:10,000  
0 1000 2000 3000 4000  
Feet

**Date:** Wed, 28 Aug 2024 5:49:00 PM (UTC)  
**Sent:** Wed, 28 Aug 2024 5:49:55 PM (UTC)  
**Subject:** FW: PD Annexation Cost Analysis  
**From:** Mark Prestwich  
**To:** Michael Arellano <MArellano@hemetca.gov>;  
**CC:** Tiffany Barnett <TBarnett@hemetca.gov>;  
**Attachments:** Annexation\_Financial Cost Analysis.pdf; image001.png; image002.png; image003.png; image004.png

---

Hi Chief,

Please review the information Chief Pust prepared and provide me an update to the document and any adjustments to recommended positions. Finance can assist with calculations for the staffing financial impacts.

-Mark

**Mark Prestwich | City Manager**  
**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Eddie Pust <epust@hemetca.gov>  
**Sent:** Tuesday, December 12, 2023 8:57 PM  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Cc:** Michael Arellano <MArellano@hemetca.gov>  
**Subject:** PD Annexation Cost Analysis

City Manager Prestwich,

I have attached an annexation regarding personnel and financial cost. Captain Arellano and I are available for further discussion and I will provide hard copies of the attachment tomorrow.

Thank you,

**Eddie J. Pust**  
**Chief of Police**  
**Phone:** 951-765-2430  
**Web:** [www.hemetpd.com](http://www.hemetpd.com)  
**Email:** [epust@hemetca.gov](mailto:epust@hemetca.gov)  
450 E. Latham Ave., Hemet, CA 92543



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COH01371

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**Date:** Mon, 7 Oct 2024 9:50:00 PM (UTC)  
**Sent:** Mon, 7 Oct 2024 9:50:54 PM (UTC)  
**Subject:** CEQA 2024 Guidelines Handbook  
**From:** Nathan Morin  
**To:** Soledad Carrisoza <SCarrisoza@hemetca.gov>;  
**Attachments:** 2024\_CEQA\_Statute\_and\_Guidelines\_Handbook.pdf; image001.png; image002.png; image003.png; image004.png; image005.png

---

Hi Soledad,

Attached is the 2024 CEQA Guidelines Handbook.

Thanks,



[www.hemetca.gov](http://www.hemetca.gov)



**Nathan Morin** | *Planning Technician*

Community Development | Planning Division  
445 E. Florida Avenue | Hemet, CA 92543

**Direct:** (951) 765-2329 | **Division:** (951) 765-2375

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*My office hours are Monday – Thursday, 7:00am – 5:30pm*

**Date:** Mon, 14 Oct 2024 6:12:00 PM (UTC)  
**Sent:** Mon, 14 Oct 2024 6:12:54 PM (UTC)  
**Subject:** FW: PD Annexation Cost Analysis  
**From:** Mark Prestwich  
**To:** Michael Arellano <MArellano@hemetca.gov>;  
**Attachments:** Annexation\_Financial Cost Analysis.pdf; image001.png; image002.png; image003.png; image004.png

---

Hi Chief,

I am following up on this. Please let me know if you have any adjustments to the recommended positions.

-Mark

**Mark Prestwich | City Manager**  
**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Mark Prestwich  
**Sent:** Wednesday, August 28, 2024 10:50 AM  
**To:** Michael Arellano <MArellano@hemetca.gov >  
**Cc:** Tiffany Barnett <TBarnett@hemetca.gov >  
**Subject:** FW: PD Annexation Cost Analysis

Hi Chief,

Please review the information Chief Pust prepared and provide me an update to the document and any adjustments to recommended positions. Finance can assist with calculations for the staffing financial impacts.

-Mark

**Mark Prestwich | City Manager**  
**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Eddie Pust <[epust@hemetca.gov](mailto:epust@hemetca.gov)>  
**Sent:** Tuesday, December 12, 2023 8:57 PM  
**To:** Mark Prestwich <[Mprestwich@hemetca.gov](mailto:Mprestwich@hemetca.gov)>  
**Cc:** Michael Arellano <[MArellano@hemetca.gov](mailto:MArellano@hemetca.gov)>

**Subject:** PD Annexation Cost Analysis

City Manager Prestwich,

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Thank you,

**Eddie J. Pust**  
**Chief of Police**

**Phone:** 951-765-2430

**Web:** [www.hemetpd.com](http://www.hemetpd.com)

**Email:** [epust@hemetca.gov](mailto:epust@hemetca.gov)

450 E. Latham Ave., Hemet, CA 92543



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COH01375

**Date:** Tue, 15 Oct 2024 10:17:47 PM (UTC)  
**Sent:** Tue, 15 Oct 2024 10:17:43 PM (UTC)  
**Subject:** FW: PD Annexation Cost Analysis  
**From:** Michael Arellano  
**To:** Michael Mouat <MMouat@hemetca.gov>; Glen Brock <GBrock@hemetca.gov>; Josiah Douglas <JDouglas@hemetca.gov>;  
**Attachments:** Annexation\_Financial Cost Analysis.pdf; image001.png; image002.png; image003.png; image004.png

---

**From:** Michael Arellano  
**Sent:** Tuesday, September 17, 2024 4:33 PM  
**To:** Haydee Becerra <HBecerra@hemetca.gov>  
**Subject:** FW: PD Annexation Cost Analysis

Haydee can you schedule a meeting between the two captains and myself to go over this annexation calculations sometime during the second or third week of October. Whatever works with their schedule best. Thanks

---

**From:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Sent:** Wednesday, August 28, 2024 10:50 AM  
**To:** Michael Arellano <MArellano@hemetca.gov>  
**Cc:** Tiffany Barnett <TBarnett@hemetca.gov>  
**Subject:** FW: PD Annexation Cost Analysis

Hi Chief,

Please review the information Chief Pust prepared and provide me an update to the document and any adjustments to recommended positions. Finance can assist with calculations for the staffing financial impacts.

-Mark

**Mark Prestwich | City Manager**  
CITY OF HEMET | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Eddie Pust <epust@hemetca.gov>  
**Sent:** Tuesday, December 12, 2023 8:57 PM  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Cc:** Michael Arellano <MArellano@hemetca.gov>  
**Subject:** PD Annexation Cost Analysis

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Thank you,

COH01376

**Eddie J. Pust**

**Chief of Police**

**Phone:** 951-765-2430

**Web:** [www.hemetpd.com](http://www.hemetpd.com)

**Email:** [epust@hemetca.gov](mailto:epust@hemetca.gov)

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COH01377

**Date:** Wed, 16 Oct 2024 4:59:19 PM (UTC)  
**Sent:** Wed, 16 Oct 2024 4:59:14 PM (UTC)  
**Subject:** RE: PD Annexation Cost Analysis  
**From:** Michael Arellano  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>;  
**Attachments:** Annexation Considerations.pdf; image004.png; image005.png; image006.png; image007.png; Annexation Operating Costs.pdf; Annexation Personnel Costs.pdf; Annexation Organizational Chart.pdf

---

Mark here are the updated numbers for annexation cost analysis.

---

**From:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Sent:** Monday, October 14, 2024 11:13 AM  
**To:** Michael Arellano <MArellano@hemetca.gov>  
**Subject:** FW: PD Annexation Cost Analysis

Hi Chief,

I am following up on this. Please let me know if you have any adjustments to the recommended positions.

-Mark

**Mark Prestwich | City Manager**  
**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Mark Prestwich  
**Sent:** Wednesday, August 28, 2024 10:50 AM  
**To:** Michael Arellano <MArellano@hemetca.gov>  
**Cc:** Tiffany Barnett <TBarnett@hemetca.gov>  
**Subject:** FW: PD Annexation Cost Analysis

Hi Chief,

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-Mark

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(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)

COH01378



---

**From:** Eddie Pust <[epust@hemetca.gov](mailto:epust@hemetca.gov)>  
**Sent:** Tuesday, December 12, 2023 8:57 PM  
**To:** Mark Prestwich <[Mprestwich@hemetca.gov](mailto:Mprestwich@hemetca.gov)>  
**Cc:** Michael Arellano <[MArellano@hemetca.gov](mailto:MArellano@hemetca.gov)>  
**Subject:** PD Annexation Cost Analysis

City Manager Prestwich,

I have attached an annexation regarding personnel and financial cost. Captain Arellano and I are available for further discussion and I will provide hard copies of the attachment tomorrow.

Thank you,

**Eddie J. Pust**  
**Chief of Police**

**Phone:** 951-765-2430

**Web:** [www.hemetpd.com](http://www.hemetpd.com)

**Email:** [epust@hemetca.gov](mailto:epust@hemetca.gov)

450 E. Latham Ave., Hemet, CA 92543



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COH01379

**Date:** Wed, 16 Oct 2024 6:04:00 PM (UTC)  
**Sent:** Wed, 16 Oct 2024 6:04:10 PM (UTC)  
**Subject:** FW: PD Annexation Cost Analysis  
**From:** Mark Prestwich  
**To:** Tiffany Barnett <TBarnett@hemetca.gov>;  
**Attachments:** Annexation Considerations.pdf; image004.png; image005.png; image006.png; image007.png; Annexation Operating Costs.pdf; Annexation Personnel Costs.pdf; Annexation Organizational Chart.pdf

---

Hi Tiffany,

I am passing this along for you to incorporate into our analysis.

-Mark

**Mark Prestwich | City Manager**  
**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



---

**From:** Michael Arellano <MArellano@hemetca.gov>  
**Sent:** Wednesday, October 16, 2024 9:59 AM  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Subject:** RE: PD Annexation Cost Analysis

Mark here are the updated numbers for annexation cost analysis.

---

**From:** Mark Prestwich <Mprestwich@hemetca.gov>  
**Sent:** Monday, October 14, 2024 11:13 AM  
**To:** Michael Arellano <MArellano@hemetca.gov>  
**Subject:** FW: PD Annexation Cost Analysis

Hi Chief,

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(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



COH01380

**From:** Mark Prestwich  
**Sent:** Wednesday, August 28, 2024 10:50 AM  
**To:** Michael Arellano <[MArellano@hemetca.gov](mailto:MArellano@hemetca.gov)>  
**Cc:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>  
**Subject:** FW: PD Annexation Cost Analysis

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**CITY OF HEMET** | 445 E. Florida Avenue, Hemet, CA 92543  
(951) 765-2301 | [mprestwich@hemetca.gov](mailto:mprestwich@hemetca.gov)



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**Sent:** Tuesday, December 12, 2023 8:57 PM  
**To:** Mark Prestwich <[Mprestwich@hemetca.gov](mailto:Mprestwich@hemetca.gov)>  
**Cc:** Michael Arellano <[MArellano@hemetca.gov](mailto:MArellano@hemetca.gov)>  
**Subject:** PD Annexation Cost Analysis

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Thank you,

**Eddie J. Pust**  
**Chief of Police**  
**Phone:** 951-765-2430  
**Web:** [www.hemetpd.com](http://www.hemetpd.com)  
**Email:** [epust@hemetca.gov](mailto:epust@hemetca.gov)  
450 E. Latham Ave., Hemet, CA 92543



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COH01381

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**Date:** Thu, 21 Nov 2024 1:50:23 AM (UTC)  
**Sent:** Thu, 21 Nov 2024 1:50:11 AM (UTC)  
**Subject:** ANNEXATION UPDATE 11/20/2024  
**From:** Tiffany Barnett  
**To:** Mark Prestwich <Mprestwich@hemetca.gov>;  
**Attachments:** HEMET - CITY and Annexation Area PARCEL LISTING - 2024-25.xlsx; CA33046 2024 HEMET - Avg Basic Rates.pdf; CA33046 2024 HEMET - Tax Ratios.pdf; Riv Co City Shares - 2024-25.pdf

---

Hi Mark,

I heard back from the County Assessor's office regarding the data request. It is a customer order so I will have to submit a bulk order form and there is a fee of \$104 per hour. Before I proceed, I just wanted to confirm with you that you are still wanting the granular level of detail that will include all parcels with the City AND within the unincorporated sphere of influence. For each parcel, we are requesting the a) assessed value, b) what is the City's portion of each parcel and c) each parcel's breakdown into general, school district, special assessments, etc.

Dave Schey from HdL has provided us with an Excel worksheet for all City and the proposed annexed property that provides the land value, improvement value, secured taxable value and unsecured taxable value. In addition, the tables he spoke about during our call (attached).

Our Dave in GIS is working on an overlay with this data.

I've taken all of the revenue provided in the initial report from Taussig and applied each year's CPI to forecast what we might expect to receive on the potential annexation and it still doesn't come close enough to even covering Police.

Let me know if you would like me to place the order with the Assessor's office.

We can chat more later when you have time.

Thank you,  
Tiffany

---

**From:** Property Data Sales <pds@asrclkrec.com>  
**Sent:** Wednesday, November 20, 2024 5:08 PM  
**To:** Tiffany Barnett <TBarnett@hemetca.gov>  
**Cc:** Property Data Sales <pds@asrclkrec.com>  
**Subject:** RE: [EXTERNAL] Contact Us - Other - Barnett, Tiffany -

**Warning: This email originated from outside the City of Hemet. Think before you click!**

---

Good afternoon,

Bulk data may be purchased from our office; please see the attached Order Form for a list of all available files (each file costs \$52). Custom programming orders are charged at the \$104 per hour rate.

Question number 1 should be directed to the Auditor-Controller's office as well as any questions regarding the city's portion of the revenue.

Question 2) A list of all parcels within the City AND within the unincorporated sphere of influence (Hemet County Parcels). For each of these parcels, I need a) assessed value, b) what is the City's portion of each parcel and c) each parcel's breakdown into general, school districts, special assessments, etc. The area toward the mid-left of the property tax statements.

COH01383

This will be a custom programming order. Are you able to provide a GIS layer with the boundary? Our GIS can pull the list of parcels using the GIS layer then our data programmer will then pull the assessed value and taxes at the detail level. Please confirm if you are looking for the most recently closed tax roll and tax bills. Please note that custom programming orders are charged at the \$104 per hour rate. Please let me know if you prefer this option and I will ask our team for a time estimate; most custom programming orders take between 1-3 hours depending on complexity.

If you decide to move forward with the data purchase, please submit the completed forms (Order Form, Billing Authorization, and Data Distribution Agreement) to [pds@asrclkrec.com](mailto:pds@asrclkrec.com). Files are sent as a csv file, either via FTP, Google Drive, or any other file share site you may have (please provide the link via email).

For first time customers, the order form will be forwarded to our Accounting division, and they will generate an invoice. Data is released upon receipt of payment.

Please let me know if I could be of further assistance.

Thank you,

ANNA

Property Data Center

[Riverside County Assessor](#)[County Clerk](#)[Recorder](#)

---

**From:** Rovello, Krista <[krovello@asrclkrec.com](mailto:krovello@asrclkrec.com)>  
**Sent:** Wednesday, November 20, 2024 4:50 PM  
**To:** Property Data Sales <[pds@asrclkrec.com](mailto:pds@asrclkrec.com)>; Acosta, Geo <[gcacosta@asrclkrec.com](mailto:gcacosta@asrclkrec.com)>  
**Subject:** RE: [EXTERNAL] Contact Us - Other - Barnett, Tiffany -

Hi Anna,

We (Geo) can provide a list of the parcels in the city of Hemet; the GIS team may be able to provide a list of parcels within the unincorporated sphere of influence (Hemet County Parcels), but I think the safest thing is to ask the customer to provide a GIS layer with the boundary.

As for the assessed values, etc., we would also need to confirm if they are looking for the most recent closed tax roll and tax bills. I think Geo could then get the parcels and the 2024 taxes at the detail level. ACO would need to answer any questions regarding the city's portion of the revenue.

We don't have old property tax sharing agreement, that would be ACO.

Hope this helps,  
Krista

---

**From:** Property Data Sales <[pds@asrclkrec.com](mailto:pds@asrclkrec.com)>  
**Sent:** Wednesday, November 20, 2024 4:38 PM  
**To:** Acosta, Geo <[gcacosta@asrclkrec.com](mailto:gcacosta@asrclkrec.com)>; Rovello, Krista <[krovello@asrclkrec.com](mailto:krovello@asrclkrec.com)>  
**Cc:** Property Data Sales <[pds@asrclkrec.com](mailto:pds@asrclkrec.com)>  
**Subject:** FW: [EXTERNAL] Contact Us - Other - Barnett, Tiffany -

Hello Krista and Geo,

Is the below something we can provide?

Abigail said she will "refer the tax apportionments (general, schools, etc) will be referred to ACO."

COH01384

Thank you,  
ANNA  
Property Data Center  
Riverside County Assessor|County Clerk|Recorder

**From:** [no-reply@services.evo.cloud](mailto:no-reply@services.evo.cloud) <[no-reply@services.evo.cloud](mailto:no-reply@services.evo.cloud)>  
**Sent:** Tuesday, November 12, 2024 2:40 PM  
**To:** Assessor Mail <[accrmail@srclkrec.com](mailto:accrmail@srclkrec.com)>  
**Subject:** [EXTERNAL] Contact Us - Other - Barnett, Tiffany -

**A new submission has been received for Contact Us at 11/12/2024 2:40 PM**

<b>First Name:</b>	Tiffany
<b>Last Name:</b>	Barnett
<b>E-mail Address:</b>	<a href="mailto:tbarnett@hemetca.gov">tbarnett@hemetca.gov</a>
<b>Confirm E-mail Address:</b>	<a href="mailto:tbarnett@hemetca.gov">tbarnett@hemetca.gov</a>
<b>Phone Number:</b>	951-765-2387
<b>What can we help you with?:</b>	Other
<b>Attach a File (max 25MB):</b>	Hemet Master Tax Sharing Agreement - City Reso 2042.pdf
<b>Attach a File (max 25MB):</b>	Allocation of Property Tax Growth in Sample Tax Rate Areas.pdf
<b>Attach a File (max 25MB):</b>	No File Uploaded
<b>List any applicable Identification Numbers - example: PIN #, Business Entity Name, Property Address, Document #, etc.:</b>	

**Please list your question(s) or message here:**

The City of Hemet is working on an annexation analysis and I am looking for the following items: 1) The property tax sharing agreement with the County prior to 1981. We have the agreement post 1981 (attached) but need to know what it was prior to that. 2) A list of all parcels within the City AND within the unincorporated sphere of influence (Hemet County Parcels). For each of these parcels, I need a) assessed value, b) what is the City's portion of each parcel and c) each parcel's breakdown into general, school districts, special assessments, etc. The area toward the mid-left of the property tax statements. Our City Manager is requesting this information as soon as possible.

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Assessor-County Clerk-Recorder, County of Riverside, California

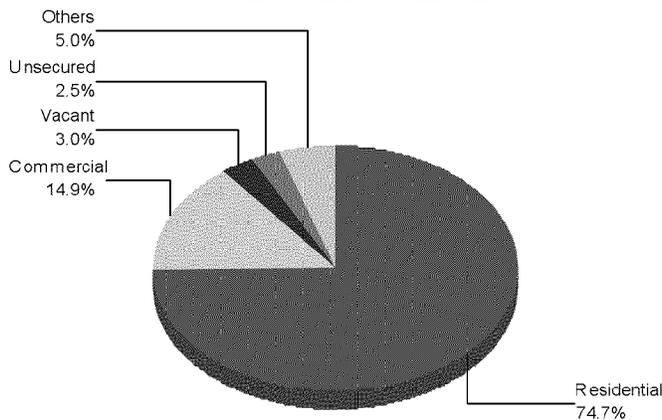
# THE CITY OF HEMET

## 2023/24 USE CATEGORY SUMMARY

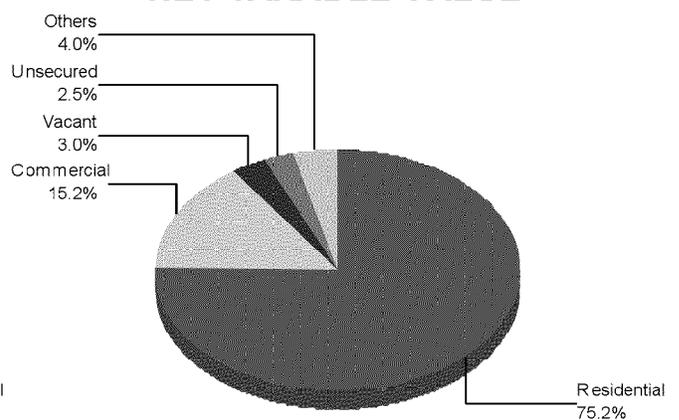
### BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	23,777	\$6,278,940,066 (74.7%)	\$6,180,061,517 (75.2%)
Commercial	828	\$1,248,951,269 (14.9%)	\$1,245,442,462 (15.2%)
Industrial	98	\$122,755,780 (1.5%)	\$122,557,172 (1.5%)
Agricultural	87	\$37,491,945 (0.4%)	\$37,491,945 (0.5%)
Govt. Owned	1	\$601,502 (0.0%)	\$601,502 (0.0%)
Institutional	45	\$59,551,908 (0.7%)	\$12,430,231 (0.2%)
Recreational	39	\$28,452,653 (0.3%)	\$28,452,653 (0.3%)
Vacant	1,642	\$250,316,776 (3.0%)	\$250,158,296 (3.0%)
Exempt	949	\$0 (0.0%)	\$0 (0.0%)
SBE Nonunitary	[2]	\$1,359,996 (0.0%)	\$1,359,996 (0.0%)
Cross Reference	[4,349]	\$167,552,197 (2.0%)	\$126,775,331 (1.5%)
Unsecured	[1,205]	\$211,770,327 (2.5%)	\$208,152,931 (2.5%)
Unknown	4	\$814,769 (0.0%)	\$814,769 (0.0%)
<b>TOTALS</b>	<b>27,470</b>	<b>\$8,408,559,188</b>	<b>\$8,214,298,805</b>

**ASSESSED VALUE**



**NET TAXABLE VALUE**

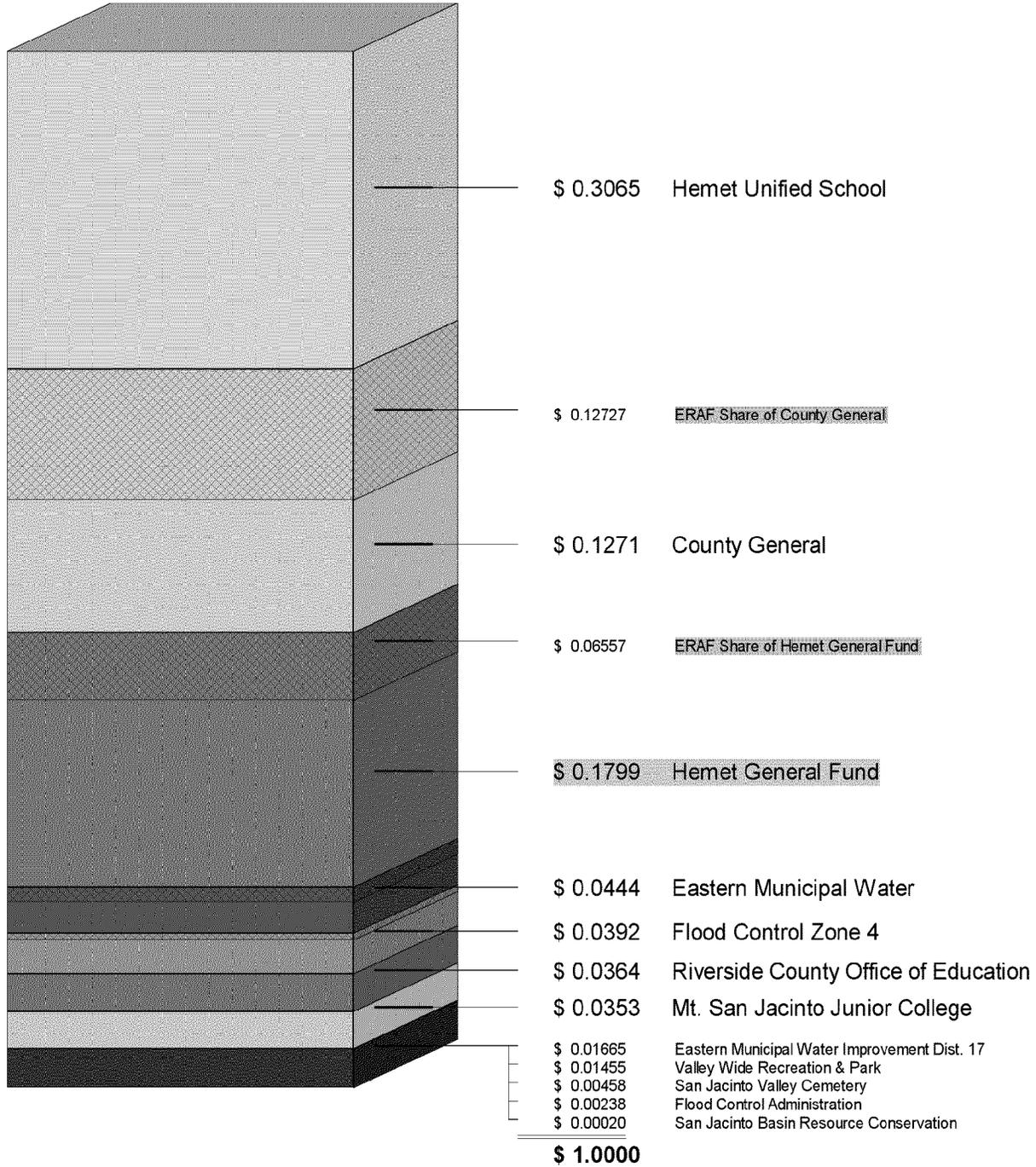


Data Source: Riverside County Assessor 2023/24 Combined Tax Rolls

Prepared On 7/18/2024 By MV

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# THE CITY OF HEMET PROPERTY TAX DOLLAR BREAKDOWN



**ATI (Annual Tax Increment) Ratios for Tax Rate Area 006-001, Excluding Redevelopment Factors & Additional Debt Service**

Data Source: Riverside County Assessor 2023/24 Annual Tax Increment Tables

Prepared On 7/18/2024 By MV

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# THE CITY OF HEMET

## 2023/24 ROLL SUMMARY

### Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	26,521	2	1,205
TRAs	148	1	84
<b>Values</b>			
Land	2,055,982,825	650,786	1,000
Improvements	6,119,438,880	709,210	1,289,620
Personal Property	11,201,559	0	115,710,701
Fixtures	8,805,601	0	71,593,495
Aircraft	0	0	23,175,511
<b>Total Value</b>	<b>\$8,195,428,865</b>	<b>\$1,359,996</b>	<b>\$188,594,816</b>
<b>Exemptions</b>			
Real Estate	190,407,405	0	0
Personal Property	235,582	0	1,011,668
Fixtures	0	0	58,268
Aircraft	0	0	2,547,460
Homeowners*	75,313,628	0	0
<b>Total Exemptions*</b>	<b>\$190,642,987</b>	<b>\$0</b>	<b>\$1,069,936</b>
<b>Total Net Value</b>	<b>\$8,004,785,878</b>	<b>\$1,359,996</b>	<b>\$187,524,880</b>

Combined Values	Total
<b>Total Values</b>	<b>\$8,385,383,677</b>
<b>Total Exemptions</b>	<b>\$191,712,923</b>
<b>Net Total Values</b>	<b>\$8,193,670,754</b>
<b>Net Aircraft Values</b>	<b>\$20,628,051</b>

\* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not include Aircraft Values or Exemptions

Data Source: Riverside County Assessor 2023/24 Combined Tax Rolls  
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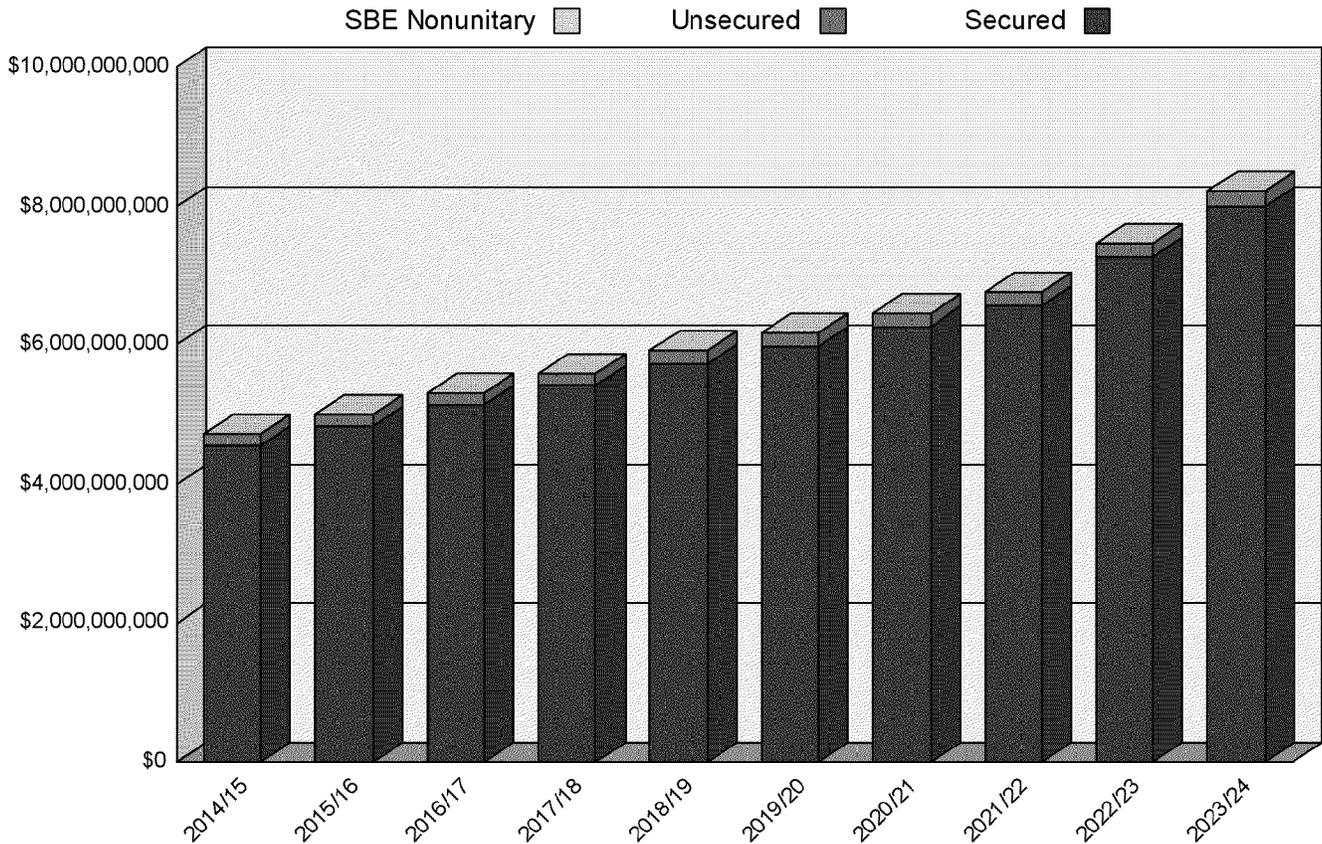
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# THE CITY OF HEMET

## NET TAXABLE ASSESSED VALUE HISTORY

2014/15 - 2023/24 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change
2014/15	\$4,561,532,072	\$160,264,993	\$0	4,721,797,065	
2015/16	\$4,835,628,513	\$157,483,240	\$0	4,993,111,753	5.75%
2016/17	\$5,135,404,858	\$166,151,715	\$0	5,301,556,573	6.18%
2017/18	\$5,420,545,095	\$173,750,554	\$0	5,594,295,649	5.52%
2018/19	\$5,726,579,039	\$190,128,633	\$1,359,997	5,918,067,669	5.79%
2019/20	\$5,981,353,481	\$190,147,395	\$1,359,997	6,172,860,873	4.31%
2020/21	\$6,273,526,242	\$187,135,933	\$1,359,997	6,462,022,172	4.68%
2021/22	\$6,568,760,252	\$185,630,583	\$1,359,997	6,755,750,832	4.55%
2022/23	\$7,264,732,403	\$185,696,825	\$1,359,996	7,451,789,224	10.30%
2023/24	\$8,004,785,878	\$208,152,931	\$1,359,996	8,214,298,805	10.23%
<b>Annual Growth Rate %</b>					<b>6.35%</b>



\* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

Annual Growth Rate (CAGR) is calculated as the mean annualized growth rate for compounding values over a given time period.

Data Source: Riverside County Assessor 0/ - 2023/24 Combined Tax Rolls

Prepared On 7/18/2024 By MV

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# THE CITY OF HEMET

## ASSESSED VALUE OF TAXABLE PROPERTY

2014/15 - 2023/24 Taxable Property Values

Category	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Residential</b>	3,263,070,504	3,493,415,285	3,731,908,035	3,963,705,105	4,207,508,244	4,433,334,208	4,662,264,859	4,924,764,105	5,521,438,924	6,180,061,517
<b>Commercial</b>	877,263,250	911,233,223	949,516,275	991,575,257	1,033,916,219	1,074,064,092	1,122,854,916	1,143,729,896	1,193,332,156	1,245,442,462
<b>Industrial</b>	94,369,888	98,852,385	100,301,882	101,314,847	106,922,932	103,611,244	111,657,690	110,511,130	113,853,946	122,557,172
<b>Agricultural</b>	9,230,959	6,454,928	6,377,847	12,175,543	13,777,795	17,047,142	17,428,655	19,912,379	27,577,161	37,491,945
<b>Govt. Owned</b>	217,484	221,828	225,209	229,712	234,305	561,000	572,220	578,147	589,709	601,502
<b>Institutional</b>	998,083	2,596,122	3,263,997	3,473,549	2,844,860	2,417,466	2,569,390	7,402,292	6,916,946	12,430,231
<b>Miscellaneous</b>	1,259,796	1,999,832	2,022,693	1,983,567	2,206,309	2,178,630				
<b>Recreational</b>	31,243,195	34,823,292	34,755,930	28,415,705	24,716,443	27,181,362	26,806,015	25,121,720	27,447,874	28,452,653
<b>Vacant</b>	207,797,156	203,749,293	206,989,666	215,955,758	220,000,572	211,687,554	212,662,535	217,350,576	250,412,432	250,158,296
<b>SBE Nonunitary</b>					1,359,997	1,359,997	1,359,997	1,359,997	1,359,996	1,359,996
<b>Cross Reference</b>	76,081,757	82,282,325	100,043,324	101,716,052	114,451,360	106,109,746	113,757,874	118,606,868	122,364,457	126,775,331
<b>Unsecured</b>	160,264,993	157,483,240	166,151,715	173,750,554	190,128,633	190,147,395	187,135,933	185,630,583	185,696,825	208,152,931
<b>Exempt</b>	[22,675,160]	[23,128,618]	[23,571,546]	[24,315,657]	[25,104,043]	[0]	[0]	[1,996]	[0]	[0]
<b>Unknown</b>						3,161,037	2,952,088	783,139	798,798	814,769
<b>TOTALS</b>	4,721,797,065	4,993,111,753	5,301,556,573	5,594,295,649	5,918,067,669	6,172,860,873	6,462,022,172	6,755,750,832	7,451,789,224	8,214,298,805
<b>Total Direct Rate</b>	0.13504	0.13507	0.13430	0.13416	0.13386	0.13391	0.13375	0.13358	0.13320	0.13298

**Notes:**

Exempt values are not included in Total.

In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction activity or at the time it is sold to a new owner. At that point, the property is reassessed based upon the added value of the construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Data Source: Riverside County Assessor 2014/15 - 2023/24 Combined Tax Rolls

Prepared On 7/18/2024 By MV

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# THE CITY OF HEMET

## 2023/24 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) TIG DEVONSHIRE LLC	2	\$55,858,371	0.70%				\$55,858,371	0.68%	Residential Hemet General Fund
2) PHYSICIANS FOR HEALTHY HOSPITALS INC	13	\$51,030,176	0.64%	2	\$1,169,444	0.56%	\$52,199,620	0.64%	Commercial Successor Agency
3) FREEDOM PROPERTIES HEMET LLC (Pending Appeals On Parcels)	2	\$48,441,877	0.61%				\$48,441,877	0.59%	Commercial Hemet General Fund
4) GRANITE VILLAGE WEST LP (Pending Appeals On Parcels)	3	\$48,372,617	0.60%				\$48,372,617	0.59%	Commercial Successor Agency
5) WALMART REAL ESTATE BUSINESS TRUST	2	\$37,782,948	0.47%	2	\$5,888,828	2.83%	\$43,671,776	0.53%	Commercial Successor Agency
6) FFLP CC	5	\$34,935,465	0.44%				\$34,935,465	0.43%	Residential Hemet General Fund
7) 551 N SANTA FE ST LLC	2	\$31,535,352	0.39%				\$31,535,352	0.38%	Residential Hemet General Fund
8) PROVIDENCE HEMET APARTMENTS LLC	3	\$30,487,372	0.38%				\$30,487,372	0.37%	Residential Hemet General Fund
9) CBYW HEMET ILF PROPCO LP (Pending Appeals On Parcels)	13	\$28,969,985	0.36%				\$28,969,985	0.35%	Commercial Hemet General Fund
10) SPECTRUM PACIFIC WEST LLC	3	\$6,957,053	0.09%	4	\$21,790,171	10.47%	\$28,747,224	0.35%	Unsecured Hemet General Fund
<b>Top Ten Total</b>	<b>48</b>	<b>\$374,371,216</b>	<b>4.68%</b>	<b>8</b>	<b>\$28,848,443</b>	<b>13.86%</b>	<b>\$403,219,659</b>	<b>4.91%</b>	
<b>City Total</b>		<b>\$8,006,145,874</b>			<b>\$208,152,931</b>		<b>\$8,214,298,805</b>		

Top Owners last edited on 7/17/24 by maheav using sales through 06/30/24 (Version r.1)

Data Source: Riverside County Assessor 2023/24 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 7/18/2024 By MV

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# THE CITY OF HEMET

## 2014/15 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) PHH REAL ESTATE	13	\$43,339,152	0.95%				\$43,339,152	0.92%	Commercial Successor Agency
2) FREEDOM PROPERTIES HEMET (Pending Appeals On Parcels)	2	\$40,547,024	0.89%				\$40,547,024	0.86%	Commercial Hemet General Fund
3) MCS HEMET VALLEY CENTER (Pending Appeals On Parcels)	11	\$33,442,153	0.73%				\$33,442,153	0.71%	Commercial Successor Agency
4) GRANITE VILLAGE WEST LP (Pending Appeals On Parcels)	3	\$33,380,409	0.73%				\$33,380,409	0.71%	Commercial Successor Agency
5) FFLP CC	5	\$29,645,940	0.65%				\$29,645,940	0.63%	Residential Hemet General Fund
6) WAL MART REAL ESTATE BUSINESS TRUST	2	\$26,439,448	0.58%	1	\$2,800,696	1.75%	\$29,240,144	0.62%	Commercial Successor Agency
7) JAMES J FEMINO (Pending Appeals On Parcels)	18	\$28,853,774	0.63%				\$28,853,774	0.61%	Commercial Successor Agency
8) MERRILL GARDENS (Pending Appeals On Parcels)	13	\$26,201,775	0.57%				\$26,201,775	0.55%	Commercial Hemet General Fund
9) TIME WARNER CABLE	3	\$6,151,199	0.13%	6	\$16,995,614	10.60%	\$23,146,813	0.49%	Unsecured Hemet General Fund
10) ESSEX JMS ACQUISITION	2	\$17,823,668	0.39%	1	\$309,954	0.19%	\$18,133,622	0.38%	Residential Hemet General Fund
<b>Top Ten Total</b>	72	\$285,824,542	6.27%	8	\$20,106,264	12.55%	\$305,930,806	6.48%	
<b>City Total</b>		\$4,561,532,072			\$160,264,993		\$4,721,797,065		

Top Owners last edited on 7/16/15 by maheav using sales through 06/30/15 (Version r.1)

Data Source: Riverside County Assessor 2014/15 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 7/18/2024 By MV

COH01392

# THE CITY OF HEMET

## DIRECT & OVERLAPPING PROPERTY TAX RATES

(RATE PER \$100 OF TAXABLE VALUE)

Agency	Last 10 Fiscal Years									
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Basic Levy<sup>1</sup></b>	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Eastern Municipal Water Imp Dist	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.02000	0.01500	0.01500
Hemet Unified School Ds	0.11991	0.13729	0.12409	0.11019	0.10173	0.11571	0.11876	0.12323	0.12000	0.12000
Metropolitan Water Dist Original Area	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
Mt San Jacinto Jr College	0.00000	0.01394	0.01320	0.01320	0.01320	0.01320	0.01320	0.01320	0.01320	0.01320
San Jacinto Unified School Ds	0.11866	0.11727	0.11656	0.15078	0.15291	0.15292	0.15291	0.15291	0.14988	0.14988
<b>Total Direct &amp; Overlapping<sup>2</sup> Tax Rates</b>	<b>1.26207</b>	<b>1.29200</b>	<b>1.27735</b>	<b>1.29767</b>	<b>1.29134</b>	<b>1.30533</b>	<b>1.30837</b>	<b>1.31284</b>	<b>1.30158</b>	<b>1.30158</b>
<b>City's Share of 1% Levy Per Prop 13<sup>3</sup></b>	0.17998	0.17998	0.17998	0.17995	0.17995	0.17995	0.17995	0.17995	0.17995	0.17995
<b>Voter Approved City Debt Rate</b>										
<b>Redevelopment Rate<sup>4</sup></b>										
<b>Total Direct Rate<sup>5</sup></b>	0.13504	0.13507	0.13430	0.13416	0.13386	0.13391	0.13375	0.13358	0.13320	0.13298

**Notes:**

<sup>1</sup>In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

<sup>2</sup>Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all property owners.

<sup>3</sup>City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City. The ERAF portion of the City's Levy has been subtracted where known.

<sup>4</sup>Redevelopment Rate is based on the largest RDA tax rate area and only includes rate(s) from indebtedness adopted prior to 1989 per California State statute. RDA direct and overlapping rates are applied only to the incremental property values. The approval of ABX1 26 eliminated Redevelopment from the State of California for the fiscal year 2012/13 and years thereafter.

<sup>5</sup>Total Direct Rate is the weighted average of all individual direct rates applied by the City/Agency preparing the statistical section information and excludes revenues derived from aircraft. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City/Agency in the same proportions as general fund revenue.

Data Source: Riverside County Assessor 2014/15 - 2023/24 Tax Rate Table

Prepared On 7/18/2024 By MV

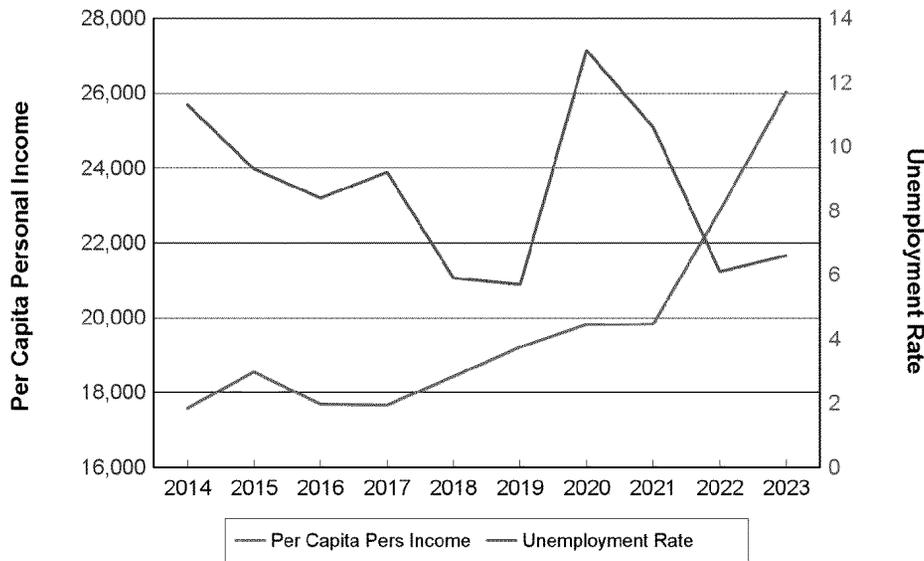
This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

# THE CITY OF HEMET

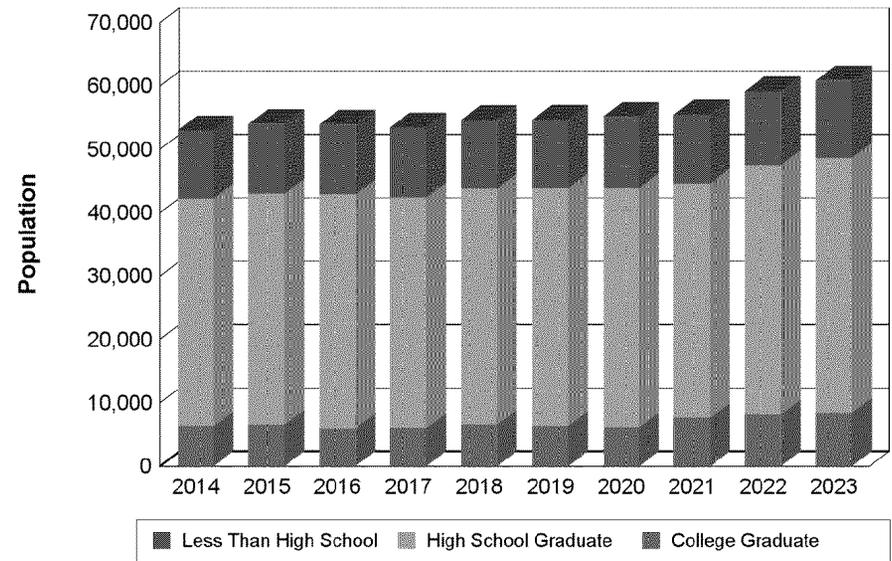
## DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2014	81,520	\$1,433,040	\$17,579	11.3%	39.6	79.7%	11.9%
2015	80,070	\$1,484,696	\$18,542	9.3%	39.1	79.6%	12.1%
2016	81,868	\$1,447,841	\$17,685	8.4%	38.6	79.5%	11.1%
2017	83,166	\$1,468,866	\$17,661	9.2%	37.8	79.3%	11.2%
2018	84,754	\$1,562,407	\$18,434	5.9%	38.3	80.2%	11.9%
2019	85,175	\$1,636,542	\$19,213	5.7%	38.2	80.3%	11.6%
2020	84,525	\$1,675,133	\$19,818	13.0%	38.9	79.6%	11.1%
2021	89,646	\$1,777,596	\$19,829	10.6%	38.5	80.4%	13.7%
2022	89,918	\$2,055,727	\$22,862	6.1%	38.6	80.3%	13.8%
2023	89,663	\$2,334,809	\$26,039	6.6%	39.0	79.9%	13.9%

### Personal Income and Unemployment



### Education Level Attained for Population 25 and Over



**Notes and Data Sources:**

Population: California State Department of Finance. Unemployment Data: California Employment Development Department  
 2000-2009 Income, Age, and Education Data: ESRI - *Demographic Estimates are based on the last available Census.* Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries  
 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey

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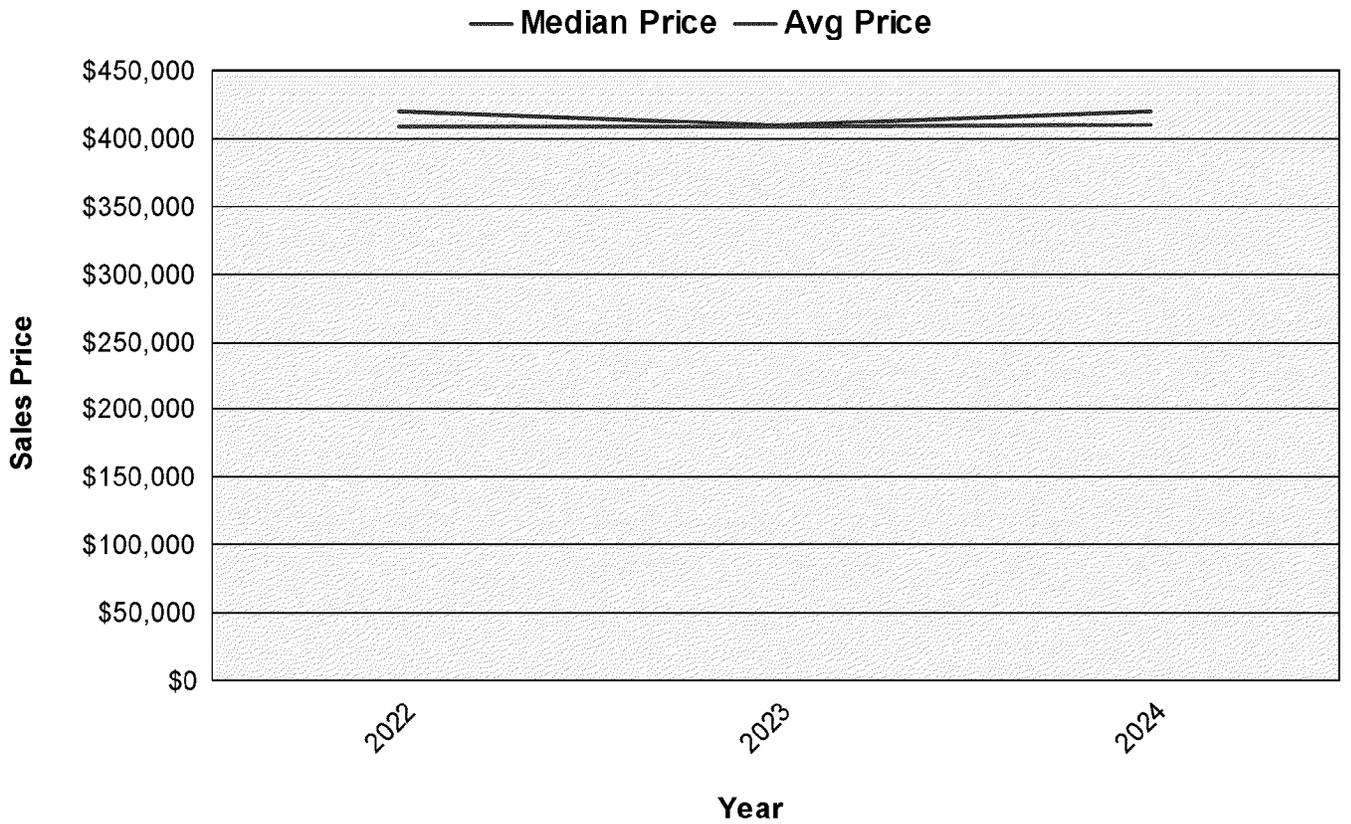
Prepared On 7/18/2024 By MV

# THE CITY OF HEMET

## SALES VALUE HISTORY

Single Family Residential Full Value Sales 01/01/2022 - 6/30/2024)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2022	1,388	\$408,788	\$419,500	
2023	987	\$409,070	\$410,000	-2.26%
2024	445	\$409,856	\$420,000	2.44%



\* Multiparcel transfers, quitclaim deeds, trust transfers, timeshares, and partial sales are excluded from this analysis.

Data Source: Riverside County Recorder

Prepared On 7/18/2024 By MV

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City of Hemet  
Taxable Sales by Category  
Last Ten Calendar Years  
(in thousands of dollars)  
Adjusted for Economic Data

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Apparel Stores	\$ 32,345	\$ 35,499	\$ 41,283	\$ 44,832	\$ 45,719	\$ 45,764	\$ 40,048	\$ 61,125	\$ 54,550	\$ 57,451
General Merchandise	120,676	114,702	119,817	119,869	120,693	121,865	131,435	137,865	129,419	123,336
Food Stores	33,520	34,047	35,297	35,236	36,934	37,305	43,483	43,394	44,970	45,952
Eating and Drinking Places	111,392	119,548	129,171	129,138	136,984	141,254	136,982	174,813	187,547	198,544
Building Materials	78,039	83,186	89,483	94,516	96,822	97,564	123,328	137,387	134,634	130,038
Auto Dealers and Supplies	338,676	349,445	354,010	358,081	339,376	399,527	458,524	567,768	557,336	496,453
Service Stations	116,682	99,554	87,901	94,810	119,535	128,552	99,308	141,481	187,962	154,921
Other Retail Stores	103,163	113,787	107,993	109,784	108,574	105,287	111,491	131,794	129,333	124,239
All Other Outlets	51,450	83,236	54,935	54,622	53,947	60,094	53,265	76,588	330,954	309,110
<b>Total</b>	<b>\$ 985,944</b>	<b>\$ 1,033,002</b>	<b>\$ 1,019,890</b>	<b>\$ 1,040,888</b>	<b>\$ 1,058,584</b>	<b>\$ 1,137,212</b>	<b>\$ 1,197,862</b>	<b>\$ 1,472,215</b>	<b>\$ 1,756,704</b>	<b>\$ 1,640,045</b>

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue.

**CITY OF HEMET**  
**TOP 25 SALES TAX PRODUCERS**  
**FOR CALENDAR YEAR 2023**

<b>Business Name</b>	<b>Business Category</b>
76	Service Stations
Arco AM PM	Service Stations
Burlington	Family Apparel
Circle K	Service Stations
Diamond Valley Honda	New Motor Vehicle Dealers
Gosch Ford	New Motor Vehicle Dealers
Gosch Hyundai	New Motor Vehicle Dealers
Gosch Toyota	New Motor Vehicle Dealers
Hemet Chrysler Dodge Jeep Ram	New Motor Vehicle Dealers
Home Depot	Building Materials
Inland Chevrolet	New Motor Vehicle Dealers
Lowe's	Building Materials
Marshalls	Family Apparel
McDonald's	Quick-Service Restaurants
Mobil	Service Stations
Pedder Nissan	New Motor Vehicle Dealers
Ross	Family Apparel
State Chevron	Service Stations
Stater Bros	Grocery Stores
Super 8 Gas	Service Stations
Superior Ready Mix Concrete	Contractors
Target	Discount Dept Stores
Walmart Supercenter	Discount Dept Stores
Winco Foods	Grocery Stores
Xanders Chevron	Service Stations

Percent of Calendar Year Total Paid By Top 25 Accounts = 60.00%

\* Firms Listed Alphabetically

Printed 07/10/2024

Period: January 2023 Thru December 2023

Allocations Adjusted for Economic Data

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL

Companies

**CITY OF HEMET**  
**TOP 25 SALES TAX PRODUCERS**  
**FOR CALENDAR YEAR 2014**

<b>Business Name</b>	<b>Business Category</b>
76	Service Stations
Arco AM PM	Service Stations
Diamond Valley Honda	New Motor Vehicle Dealers
Gas Mart	Service Stations
Gas Plus Hemet	Service Stations
Gosch Ford	New Motor Vehicle Dealers
Gosch Hyundai	New Motor Vehicle Dealers
Gosch Toyota	New Motor Vehicle Dealers
Hemet Chrysler Dodge Jeep Ram	New Motor Vehicle Dealers
Hemet Oil	Petroleum Prod/Equipment
Home Depot	Building Materials
Inland Chevrolet	New Motor Vehicle Dealers
L & L Market	Service Stations
Lowe's	Building Materials
Marshalls	Family Apparel
Pedder Nissan	New Motor Vehicle Dealers
Ross	Family Apparel
Sears	Department Stores
State Chevron	Service Stations
Stater Bros	Grocery Stores
Super 8 Gas	Service Stations
Target	Discount Dept Stores
USA Gas	Service Stations
Walgreens	Drug Stores
Walmart Supercenter	Discount Dept Stores

Percent of Calendar Year Total Paid By Top 25 Accounts = 58.81%

\* Firms Listed Alphabetically

Printed 07/10/2024

Period: January 2014 Thru December 2014

Allocations Adjusted for Economic Data

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL

Companies

**Date:** Fri, 23 Aug 2024 4:35:28 PM (UTC)  
**Sent:** Fri, 23 Aug 2024 4:34:30 PM (UTC)  
**Subject:** RE: Hemet - Possible Annexation  
**From:** Dave Schey <dschey@hdlccpropertytax.com >  
**To:** Tiffany Barnett <TBarnett@hemetca.gov>;  
**CC:** Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov>;  
**Attachments:** image001.png; Hemet - Annexation Study - FY 2024-25.pdf; Hemet - Annexation Study - FY 2024-25.xlsx

**Warning: This email originated from outside the City of Hemet. Think before you click!**

Good morning, Tiffany.

Attached is a spreadsheet that has several worksheets. The worksheets labeled North, West and East contain full lists of the parcels in the three annexation areas shown in your map. The worksheet labeled TRA Listing tabulates the valuations by TRA and calculates the average shares within the annexation areas for the County General Fund, Library and Fire.

The Summary worksheet calculates the revenues from each annexation area and then calculates the portion of the revenue that would come to the City on annexation per the 1981 agreement. This gives the full shares of the Library and Fire and 25% of the County General Fund share to the City after annexation. The sum of the Fire and Library shares along with 25% of the County GF share totals 15.8997%. This would be the approximate City share in the annexation area after annexation. This compares to a citywide average City share of 17.1229%.

I have attached a PDF copy of the Summary table for your convenience. Please let me know if you have any questions. Have a good weekend.

**David Schey**

HdL Coren & Cone  
(714) 462-1656 - Direct Line

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**From:** Tiffany Barnett <TBarnett@hemetca.gov >  
**Sent:** Wednesday, August 21, 2024 6:08 PM  
**To:** Dave Schey <dschey@hdlccpropertytax.com >  
**Cc:** Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov >  
**Subject:** RE: Hemet - Possible Annexation

Thank you so much Dave! I will look forward to the additional data and let you know if I have any questions.  
Regards,

**Tiffany Barnett**

City of Hemet – Acting Administrative Services Director  
445 E. Florida Ave., Hemet, CA 92543  
T: 951-765-2387  
F: 951-765-2337

[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

City Hall hours are Monday – Friday, 7:30am – 5:30pm  
My office hours are Monday – Thursday 7:00am – 6:00pm



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**From:** Dave Schey <dschey@hdlccpropertytax.com >  
**Sent:** Wednesday, August 21, 2024 4:36 PM  
**To:** Tiffany Barnett <TBarnett@hemetca.gov >

COH01399

Cc: Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov>

Subject: RE: Hemet - Possible Annexation

**Warning: This email originated from outside the City of Hemet. Think before you click!**

Hi Tiffany.

Attached are resolutions by the County and the City approving a master tax sharing agreement with the City of Hemet. This agreement goes back to 1981 but seems fairly reasonable. It allows for the City to assume 100% of the tax rate that is for the County structural fire (about 6%) and library services (about 2.8%). In addition, the City will get 25% of the County's General Fund share. I will have more information on the areas proposed for annexation in the next day or two. Let me know if you have questions.

David Schey

HdL Coren & Cone

(714) 462-1656 - Direct Line

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**From:** Tiffany Barnett <TBarnett@hemetca.gov>

**Sent:** Monday, August 19, 2024 5:41 PM

**To:** Dave Schey <dschey@hdlccpropertytax.com>

**Cc:** Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov>

**Subject:** RE: Hemet - Possible Annexation

Hi Dave,

Just a quick follow-up to this that maybe you can help with as well. I reached out to the Assessor's office that directed me to the Auditor/Controller and after speaking to them, they referred me back to the Assessor's office. The City Manager is looking to find out what percentage of property taxes currently come to the city through the master agreement and if that percentage would change after the annexation.

Any insight you can provide will be greatly appreciated!

Regards,

Tiffany Barnett

City of Hemet – Acting Administrative Services Director

445 E. Florida Ave., Hemet, CA 92543

T: 951-765-2387

F: 951-765-2337

[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

City Hall hours are Monday – Friday, 7:30am – 5:30pm

My office hours are Monday – Thursday 7:00am – 6:00pm



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**From:** Tiffany Barnett

**Sent:** Monday, August 19, 2024 4:47 PM

**To:** Dave Schey <dschey@hdlccpropertytax.com>

**Cc:** Kaleena Beasley <KBeasley@hemetca.gov>; David Duncan <dduncan@hemetca.gov>

**Subject:** RE: Hemet - Possible Annexation

Hi Dave,

I've attached a map that our GIS Specialist, Dave Duncan, drafted. Is this sufficient or does it need to have some other detail on it?

Regards,

Tiffany Barnett

City of Hemet – Acting Administrative Services Director

445 E. Florida Ave., Hemet, CA 92543

T: 951-765-2387

COH01400

F: 951-765-2337

[tbarnett@hemetca.gov](mailto:tbarnett@hemetca.gov)

City Hall hours are Monday – Friday, 7:30am – 5:30pm

My office hours are Monday – Thursday 7:00am – 6:00pm



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**From:** Dave Schey <[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)>

**Sent:** Thursday, August 15, 2024 2:57 PM

**To:** Tiffany Barnett <[TBarnett@hemetca.gov](mailto:TBarnett@hemetca.gov)>; Kaleena Beasley <[KBeasley@hemetca.gov](mailto:KBeasley@hemetca.gov)>

**Subject:** Hemet - Possible Annexation

**Warning: This email originated from outside the City of Hemet. Think before you click!**

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Good afternoon, Tiffany.

Mahea let me know about your question related to a possible annexation to the City. If you can provided us with a map showing the areas you are considering we can gather the information you need. The map doesn't need to be super formal. Let me know if you have any questions.

David Schey

HdL Coren & Cone

120 S. State College Blvd., Suite 200

Brea, CA 92821

(714) 462-1656 - Direct Line

[dschey@hdlccpropertytax.com](mailto:dschey@hdlccpropertytax.com)

**City of Hemet  
Annexation Analysis  
Data for FY 2024-25**

Annexation Area	West	North	East	Combined
Number of Secured Parcels	1,406	168	12,022	<b>13,596</b>
Number of Unsecured Assessments	26	6	220	<b>252</b>
Number of Cross Reference Assessments	162	61	690	<b>913</b>
Secured Values	322,087,985	89,319,099	3,126,573,322	<b>3,537,980,406</b>
Unsecured Values	2,736,005	82,811	11,456,401	<b>14,275,217</b>
Cross Reference Values	7,095,265	2,650,869	17,069,842	<b>26,815,976</b>
Total Value	331,919,255	92,052,779	3,155,099,565	<b>3,579,071,599</b>
Revenue @ 1%	<b>3,319,193</b>	<b>920,528</b>	<b>31,550,996</b>	<b>35,790,716</b>
<b>County General Fund Share</b>	29.3977%	30.1728%	28.5560%	28.6756%
	<b>975,767</b>	<b>277,749</b>	<b>9,009,690</b>	<b>10,263,206</b>
<b>Library Share</b>	2.8464%	2.9214%	2.7568%	2.7693%
	<b>94,478</b>	<b>26,893</b>	<b>869,786</b>	<b>991,157</b>
<b>County Fire District Share</b>	6.1275%	6.2890%	5.9345%	5.9615%
	<b>203,382</b>	<b>57,892</b>	<b>1,872,388</b>	<b>2,133,662</b>
<b>Post-Annexation Tax Allocation</b>				
<b>Total City Share per Agreement</b>	<b>16.3233%</b>	<b>16.7536%</b>	<b>15.8302%</b>	<b>15.8997%</b>
City Share of Co GF @ 25%	243,942	69,437	2,252,423	2,565,801
City Share of Co. Library @ 100%	94,478	26,893	869,786	991,157
City Share of Co. Fire @ 100%	<u>203,382</u>	<u>57,892</u>	<u>1,872,388</u>	<u>2,133,662</u>
Combined City Revenue per Agreement	<b>541,802</b>	<b>154,222</b>	<b>4,994,597</b>	<b>5,690,621</b>
<b>Average City Share of 1% Revenue Citywide</b>	<b>17.1229%</b>			