



Keith E. Russell
M A I



Maricopa
County
Assessor

- **Main Office Building**
301 W. Jefferson St.
Phoenix, AZ. 85003
Phone: 602-506-3406
- **SE Valley Complex**
222 E. Javelina Suite 2300
Mesa, AZ. 85210
Phone: 602-506-3406
Tues/Thurs 8AM-12PM
- **Northwest Facility**
51 Bells Business Park
16700 N. 51st Ave. Bldg F-1
Phoenix, AZ. 85027
Phone: 602-506-3406
- **Northeast Facility**
15023 N. 75th St.
Scottsdale, AZ 85260
Phone: 602-506-3406
- **Southeast Facility**
8140 S. Hardy Dr. Ste.112
Tempe, AZ. 85284
Phone: 602-506-3406
- **Southwest Facility**
125 S. Avondale Blvd. Ste.100
Avondale AZ. 85323
Phone: 602-506-3406
- **www.maricopa.gov**

Yesterday's Property Tax System

- **Territorial Days**
 - 1871 Territorial Legislature enacted revenue code:
 - 1. Sheriff acted as Assessor and Treasure
 - 2. Self Reporting on Affidavit
 - 3. Penalty for understatement – Assessed at five times Full Cash Value
 - 4. Bounty Hunters – bounty up to 50% of increase
 - 5. Neglected or refused to pay sheriff could confiscate property and sold in 3 days

Yesterday's Property Tax System

- Statehood/ the early years
 - 1. State Constitution sets up office of Assessor and Treasure
 - 2. Provides for basic protection from excessive taxation
 - 3. First Tax Commission found properties valued between 25% and 70% of Full Cash Value
 - 4. All properties assessed at 50% of full cash value

Today's Property Tax System

Current System

Base System - 1980 (Response to California prop 13 -1978)

Two assessment levels

Full Cash Value (market driven)

Limited Property Value (statutory formula)

Three year calendar

Modifications to roll mid-cycle

Three levels of appeals

Full Cash Value

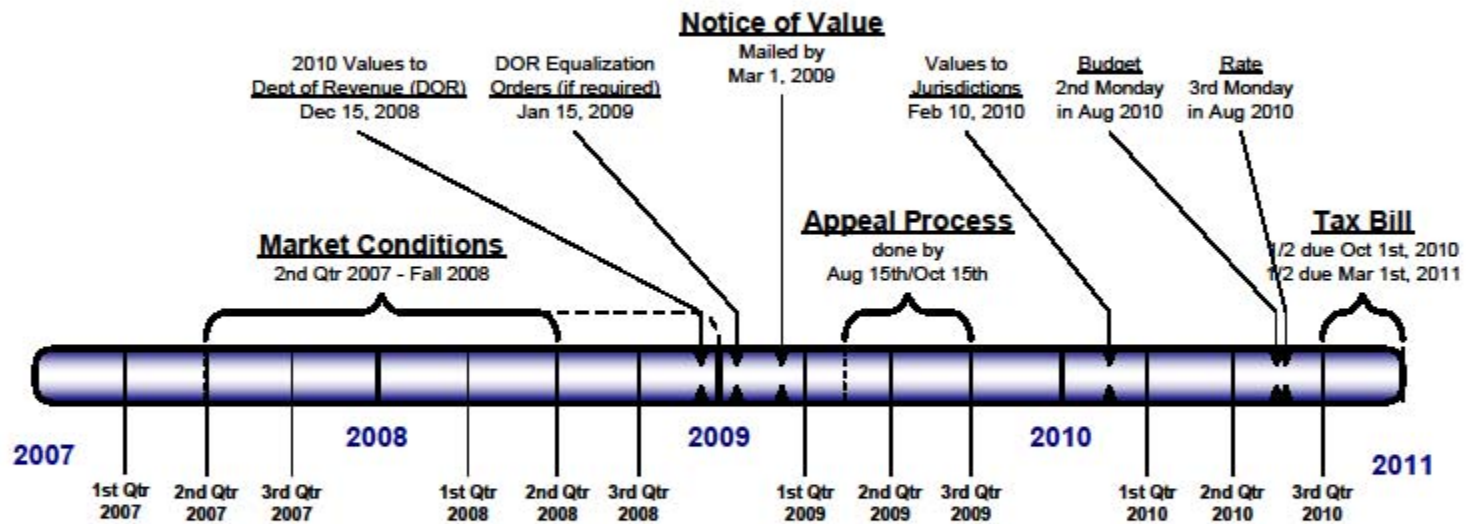
- The full cash value, or market value, of all real property in Arizona is the starting point for determining taxable values. Arizona courts have interpreted the term "full cash value" to mean the "cash equivalent value" of the property.
- Although the full cash value is synonymous with market value, the value established by the assessor may be equal to, or less than, the actual market value. These lower values are the result of adjusting all sale prices for mass appraisal error, creative financing, personal property, and time on the market (Arizona Department of Revenue-Guideline on 1993 Ratio Standards Addendum).
- Full Cash Values are unlimited in the amount that they increase each year since they fluctuate with the market. Full Cash Value is used to establish the tax for such things as bond issues, budget overrides, and special districts. There is no limit on either the amount of taxes that may be assessed or on the growth rate of the assessed values.

Limited Property Value

- The Limited Property Value may increase in one of two ways: 1) Up to 10% of the previous year's value, or 2) 25% of the difference between the current year's secondary value and previous year's primary value, whichever is greater. In no event should the primary value exceed the secondary value.
- There are a few exceptions to the calculation of primary values. The primary value of a property may rise above the increase limit in the case of new construction, errors in assessments during previous years, and change in the usage of the property. In these instances, county assessors are required to determine the primary (limited) value of the property at an amount equivalent to other properties with similar characteristics.
- In most instances, the majority of property taxes are collected from the primary values of properties. Primary property tax revenues help to fund the maintenance and operation budgets of local governments and school districts.
- The Arizona Constitution limits the total amount of primary property taxes that counties, cities, and community college districts can levy. The amount of total primary property taxes that a county, city, or community college district can levy is limited by a levy limit that grows by 2% each year plus new construction.
- An additional limitation affects owner-occupied residences. The combined primary tax from all jurisdictions on such a property may not exceed 1% of the primary value.



Maricopa County Assessor



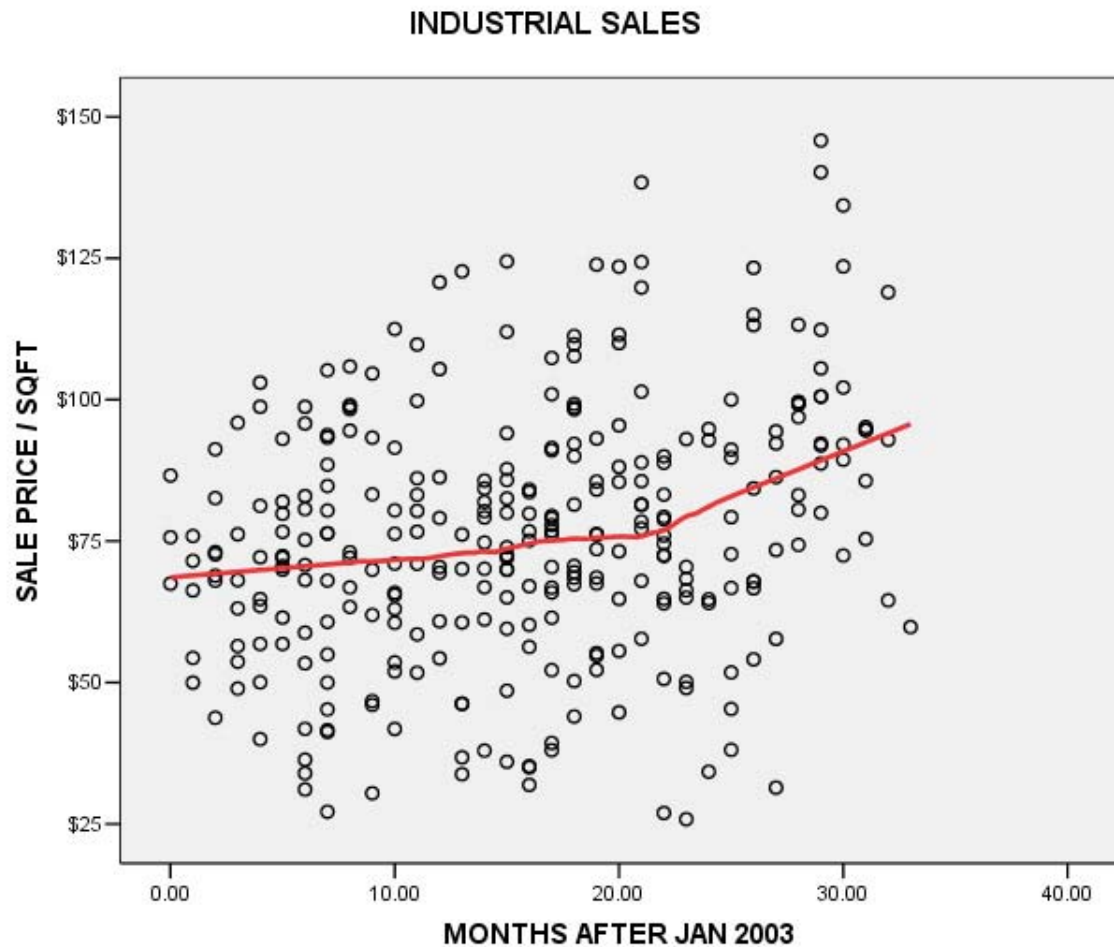
2010 Tax Roll Timeline

Maricopa Office Statistics

Nationwide Top Ten Counties Listed By Population							
County	Population	FTE	Parcel Count	Personal Property Accts	Avg Parcels/Accts Per FTE	FY 10 Budget	Avg Budgeted Amt Per Total Parcel/Acct
Los Angeles, CA	9,862,049	1489	2,352,255	308,329	1,787	160,162,000	\$60.20
Cook, IL *	5,294,664	386	1,830,000	0	4,741	28,395,495	\$15.52
Harris CAD, TX	3,984,349	630	1,542,000	250,000	2,844	65,000,000	\$36.27
Maricopa, AZ	3,954,598	322	1,542,155	136,813	5,214	22,816,543	\$13.59
Orange, CA	3,010,759	377	897,547	168,208	2,827	33,500,000	\$31.43
San Diego, CA	3,001,072	407	978,011	242,741	2,999	52,195,380	\$42.76
Kings, NY	2,556,598	107 ***	273,329	29,199	2,827	7,891,788 ***	\$26.09
Miami-Dade, FL **	2,398,245	308	892,655	112,917	3,265	30,350,000	\$30.18
Dallas CAD, TX	2,412,827	245	799,214	83,078	3,601	21,800,000	\$24.71
Queens, NY	2,293,007	125 ***	321,294	24,076	2,763	9,207,086 ***	\$26.66
King, WA	1,875,519	224	683,192	33,190	3,198	20,018,180	\$27.94
*Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 12-01-2008 to 11-31-2009.							
**Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 10-01-2008 to 9-30-2009.							
*** These numbers reflect their 2007 budget							

Mass Appraisal Methodology

- Cost
- Sales
- Income



Noticed Values

- What does your assessment really mean?
- By itself very little.
- As part of the total value in the taxing jurisdiction it represents your **pro rata share** of the jurisdictions obligations.

Decreasing Assessments Example

- 10 homes \$100,000 each
- Total value \$1,000,000 in jurisdiction
- Each home represents 1/10th of budget



Decreasing Assessments Example

- Market losses 25% of value
- Now 10 homes \$75,000 each
- Total value \$750,000 in jurisdiction
- Each home represents 1/10th of budget



Appeal Process

- Three levels in the Appeal Process
 - First informal meeting with the Assessor
 - Must be completed by August 15th
 - Second State Board of Equalization
 - Must be completed by October 15th
 - Court, (Tax or Superior)
 - Must be filed by December 15th
- Appeal Counts

2009 – 20,000

2008 – 18,000

2007 – 13,107

2006 – 10,498

2005 – 9,948

2004 – 13,746

Maricopa Medium Change 2010/2011

MARICOPA COUNTY
Preliminary
Tax Year 2010 and 2011 Comparison
Full Cash Value Analysis

Property Type	Median Values		FCV % Change
	FCV 2010	FCV 2011	
VACANT LAND	37,000	23,500	-36.49
SINGLE FAMILY RESIDENTIAL	155,300	131,700	-15.20
CONDOMINIUM	117,000	84,500	-27.78
APARTMENTS	152,000	100,700	-33.75
COMMERCIAL	646,220	488,048	-24.48
MOBILE UNITS	74,101	56,239	-24.10

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in calculation of median values from 2010 to 2011 has changed and reflects situations such as parcel consolidations, splits, and creation of economic units. This is an ongoing process which reflects market conditions.

Home Page

Maricopa County Assessor - Keith E. Russell, MAI - Homepage - Windows Internet Explorer

http://www.maricopa.gov/Assessor/

Keith E. Russell
MAI
Maricopa
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QUICK LINKS ...

Contacts *Parcel Search: [] [] [] [] (GO)

[Advanced Search Options](#) [*Market Overview](#) [*Residential Similar Property Search](#)
No Parcel Number? Use Advanced Search Options. *(A parcel number is needed to use these Features)

Office of the Assessor	Seniors Valuation Protection	Maps	Forms	Reports Data Sales	Real Property	Personal Property	Photo Gallery
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Select a picture for your area of interest

Welcome!

Thank you for visiting the Maricopa County Assessors Web site. Please refer to our [News/Press Release](#) page for important information from the Assessors office. This site is designed to serve the public with a variety of factual and information items. Please spend some time browsing the site to see all of the different pages and options available to the public. We are committed to continuing to improve and upgrade this site. If you have comments or questions about the information which is available please contact the Maricopa County S.T.A.R. Center at 602-506-3406.

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Done Internet | Protected Mode: On 100%

4:22 PM
1/2/2010

Drop Down Menu

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http://www.maricopa.gov/Assessor/

Keith E. Russell
MAI

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GIS INTERACTIVE Maps
GIS Map ID Search
GIS County Growth Demo
New Parcel Lookup
Questions and Answers

Thank you for visiting the Maricopa County Assessors Web site. Please refer to our [News](#) page for the latest information from the Assessors office. This site is designed to serve the public with a variety of factual and information items. Please spend some time browsing the site to see all of the different pages and options available to the public. We are located at the S.T.A.R. Center at 602-506-3406.

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GIS Interactive Maps

Interactive Maps - Windows Internet Explorer
http://www.maricopa.gov/Assessor/GIS/Map.html

ASSESSOR
Keith E. Russell Home

- TRANSPORTATION
 - Highways
 - Railroads
- JURISDICTIONS
 - Maricopa Coun
 - Cities
 - Native America
- SCHOOLS
 - High School Di
 - Elem. School D
- COMMUNITY FEAT
- ASSESSOR FEATL
 - Assessor's Offic
 - Assessor's Area
 - Tax Area Code
 - Res. Districts
 - Res. Neighbor
 - Comm. Districts
 - Comm. Neighbo
 - Assessor Book
- TOPOGRAPHY
 - Hill Shading
- COORDINATE FEAT
 - Township/Rang
 - Latitude/Longit
- OTHER DISTRICT:
 - Community Fac
 - Electrical Distric
 - Enhanced Mun

1 : 1,390,486 209 x 127 (mi)

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1/2/2010

General Data

The screenshot displays the 'Interactive Maps' application in a Windows Internet Explorer browser. The address bar shows the URL: <http://www.maricopa.gov/Assessor/GIS/Map.html>. The browser title is 'Interactive Maps - Windows Internet Explorer'. The page content is divided into several sections:

- ASSESSOR:** Keith E. Russell, Home
- Map Interface:** A central map showing a grid of streets including Decatur St, Covina St, Contessa Cir, Camino Cir, and Gaballero St. A specific parcel is highlighted in black.
- Left Panel (Legend):** A list of map layers with checkboxes:
 - PARCELS
 - Parcels (2nd Flk)
 - Parcels
 - Public Lands
 - SUBDIVISIONS
 - Subdivision Name
 - Sub. Dimension
 - Sub. Boundary
 - Sub Poly
 - TRANSPORTATION
 - Light Rail Static
 - Light Rail
 - Streets (MCDOT)
 - Streets (ASSR)
 - Railroads
 - JURISDICTIONS
 - City Annexation
 - SCHOOLS
 - Public Schools
 - Public Colleges
 - High School District
 - Elem. School District
 - COMMUNITY FEATURES
 - Libraries
 - Post Offices
 - Fire Station
 - Emergency Car
 - Police Station
 - Museum
- Right Panel (Property Information):**
 - General Data | Valuation Data | Property Data
 - Property Information**
 - Parcel #: 140-12-119
 - Property Address: 3535 E COVINA ST, MESA 85213
 - Subdivision: THAYER PARK MANOR LOT 1-55 60-85 TR. A Lot #: 42
 - MCR #: 31118
 - Description: THAYER PARK MANOR MCR 311-18
 - Section Township Range: 17 1N 6E
 - School Dist: MESA UNIFIED SCHOOL DISTRICT
 - Local Jurisdiction: MESA
 - [Tax District FAQs](#)
 - Owner Information**
 - Owner: RUSSELL KEITH E/REBECCA C
 - In Care Of:
 - Mailing Address: 3535 E COVINA ST, MESA AZ 85213 USA
 - Deed #: 020802901 (8/6/2002)
 - Sales Price: \$193,000
 - Buttons: View Similar Parcels, View Tax Info, Zoom Selected, Highlight Parcel, New Search, Print
- Bottom Panel:** 1 'Parcels' selected, 1 : 3,069, 2,438 x 1,481 (ft), Internet | Protected Mode: On, 100%, 4:25 PM, 1/2/2010

Valuation Data

Interactive Maps - Windows Internet Explorer
 http://www.maricopa.gov/Assessor/GIS/Map.html

ASSESSOR
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Parcel Dimensions : L=7.24'

1 'Parcels' selected 1 : 1,895 1,505 x 915 (ft)

Internet | Protected Mode: On 100% 4:27 PM 1/2/2010

The screenshot displays a GIS map interface with a sidebar on the left containing various map layers and a right-hand panel for property details. The map shows several tracts (A, B, C, E) with individual parcels numbered. Parcel 42 is highlighted in black. The right-hand panel provides detailed information for the selected parcel, including its major property characteristics and other improvement characteristics.

Characteristic Information	
Major Property Characteristics	
Parcel #:	140-12-119
S.F. of Living Space:	2,584
Lot Square Footage:	8,991
Covered Parking:	3 Car Garage
Construction Year:	1992
Pool Square Footage:	0
Imprmnt.Qlty Grade:	R-4
Market Area/Nbrhd:	03/022
Unique Locational Characteristics:	None
Other Improvement Characteristics	
Number of Patios:	2
Patio Type:	Covered Slab
Exterior Walls:	Frame Wood
Roof Type:	Concrete Tile
Bath Fixtures:	11
Heating:	Refrigeration
Physical Condition:	Yes
	Average

Aerial Photographs

Interactive Maps - Windows Internet Explorer
 http://www.maricopa.gov/Assessor/GIS/Map.html

ASSESSOR
 Keith E. Russell Home

Record Count: 1

1 'Parcels' selected 1 : 620 493 x 299 (ft)

Internet | Protected Mode: On 4:30 PM 1/2/2010

Characteristic Information

General	Valuation	Property
Major Property Characteristics		
Parcel #: 140-12-119		
S.F. of Living Space:	2,584	
Lot Square Footage:	8,991	
Covered Parking:	3 Car Garage	
Construction Year:	1992	
Pool Square Footage:	0	
Imprmnt.Qlty Grade:	R-4	
Market Area/Nbrhd:	03/022	
Unique Locational Characteristics:		
None		
Other Improvement Characteristics		
Number of Patios:	2	
Patio Type:	Covered Slab	
Exterior Walls:	Frame Wood	
Roof Type:	Concrete Tile	
Bath Fixtures:	11	
Cooling:	Refrigeration	
Heating:	Yes	
Physical Condition:	Average	

Recent Policy Changes

Maricopa County Assessor - Keith E. Russell, MAI - Homepage - Windows Internet Explorer

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4:37 PM
1/2/2010

Recent Policy Changes

The screenshot shows a Windows Internet Explorer browser window displaying the Maricopa County Assessor's Office website. The address bar shows the URL: <http://www.maricopa.gov/Assessor/PolicyGuidelines.aspx>. The page header features a photo of Keith E. Russell, M A I, and the Maricopa County Assessor logo. Below the header is a navigation menu with links for Home, Contacts, and Parcel Search. A search box is provided for parcel numbers. The main content area is titled "Recent Policy Changes" and contains the following text:

The Maricopa County Assessor's Office is committed to providing constructive notice to the public in areas where they may interact with our office. We will update this area of our website as any change in our policy or procedures are made.

Some examples of policy changes that may be posted here are:

1. Changes in an applications deadline.
2. Changes in a reporting deadline.
3. Changes to the requirements or deadlines to submit an exemption request.

Once a policy change has been posted to this website, it will remain posted for one (1) year.

Should you have any questions about the policies as they are stated on this website, please contact the appropriate division within the Assessor's office. Thank you.

POLICIES:

September 10, 2009 - [High Density - 2011 Update \(Policy Repeal\)](#)

- [Letter to Ranchers regarding repeal of High Density Grazing Policy](#)
- [Letter to Property owners regarding repeal of High Density Grazing Policy](#)

February 12, 2009 - [Restricted Land Valuation](#)

The browser's taskbar at the bottom shows the system tray with the date and time: 4:38 PM, 1/2/2010. The taskbar also includes icons for Internet Explorer, File Explorer, and other applications.

Legislative Proposals

- Expanding home sites – \$4 mill
- HB2215 – Retention Basins – \$65K
- SB1329 – Reduction in lot ratio - \$16 mill
- HB2250 – Economic Recovery Act (2008)
 - Class One reduction from 20% to 15%
 - Reduction for class one \$500 mill
 - Offset Education Equalization \$175 mill
 - Impact to other properties \$300 mill +

Yourself



Your Lender



Your Buyer



Your Appraiser



Your Tax Assessor

