



Cochise County Board of Supervisors

Public Programs...Personal Service
www.cochise.az.gov

RICHARD R. SEARLE
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County Administrator

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Deputy County Administrator

ARLETHE G. RIOS
Clerk of the Board

AGENDA FOR WORK SESSION

Tuesday, August 16, 2016 at 11:00 a.m.

BOARD OF SUPERVISORS EXECUTIVE CONFERENCE ROOM
1415 MELODY LANE, BUILDING G, BISBEE, AZ 85603

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION

ROLL CALL

Members of the Cochise County Board of Supervisors will attend either in person or by telephone, video or internet conferencing.

INTRODUCTIONS

ITEMS FOR DISCUSSION

Community Development

1. Discussion and possible direction regarding the Babocomari Road Improvement District.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

Cochise County Board of Supervisors
1415 Melody Lane, Building G Bisbee, Arizona 85603
520-432-9200 520-432-5016 fax board@cochise.az.gov

DIS-3048

Work Session Board of Supervisors

Meeting Date: 08/16/2016

Submitted By: Arlethe Rios, Board of Supervisors

Department: Board of Supervisors

Presentation: No A/V **Recommendation:**
Presentation

Document Signatures: **# of ORIGINALS**
Submitted for Signature:

NAME Paul Esparza **TITLE** Planning & Zoning Director
of PRESENTER: **of PRESENTER:**

Mandated Function?: **Source of Mandate**
or Basis for Support?:

Items For Discussion 1.
Community Development

Information

Agenda Item Text:

Discussion and possible direction regarding the Babocomari Road Improvement District.

Background:

Staff needs direction on how to proceed regarding the Babocomari Road Improvement District.

Department's Next Steps (if approved):

n/a

Impact of NOT Approving/Alternatives:

n/a

To BOS Staff: Document Disposition/Follow-Up:

n/a

Budget Information

Information about available funds

Budgeted: ☐

Funds Available: ☐

Amount Available:

Unbudgeted: ☐

Funds NOT Available: ☐

Amendment: ☐

Account Code(s) for Available Funds

1:

Fund Transfers

Attachments

Memorandum

Presentation

Assessment Spreadsheet



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: August 8, 2016
To: Board of Supervisors
From: Paul Esparza, Planning Director
Subject: Babocomari RID

County staff and our consultants (JR Pooler, John Bishop, Dibble Engineering and Fred Rosenfeld) hosted a public meeting at Cochise College in Sierra Vista on April 27, 2016 to inform the property owners and answer their questions on the status of the Babocomari RID. The staff presentation included:

- History of the Babocomari RID.
- Dollar amount spent to date by Cochise County on the RID.
- How the assessment costs to individual property owners were calculated.
- What happens if the RID moves forward or is dissolved.
- When will the assessments need to be repaid by the property owners should the RID be dissolved.
- What are the wishes of the property owners regarding the RID.

Cochise County has spent approximately \$469,312 to date for engineering design and staff time on the Babocomari RID.

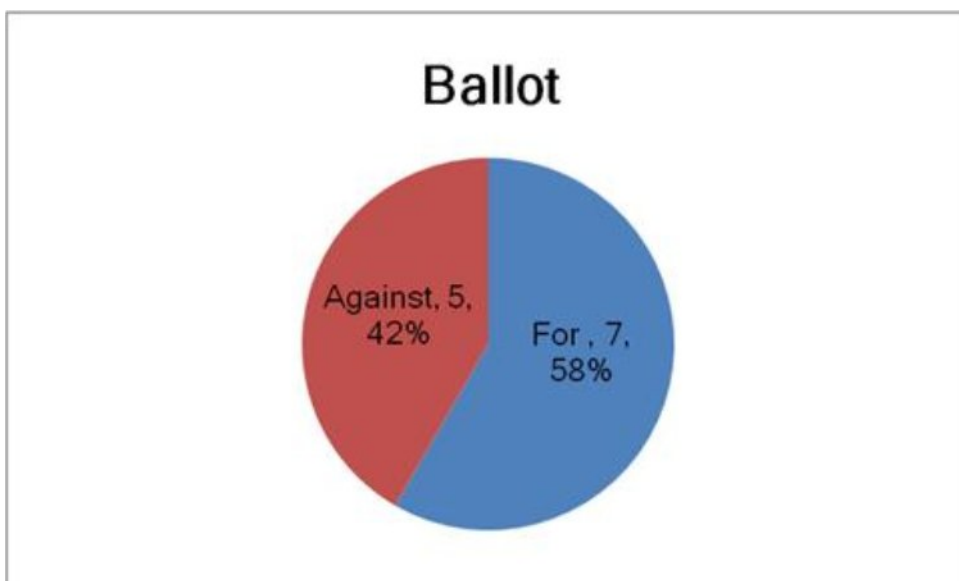
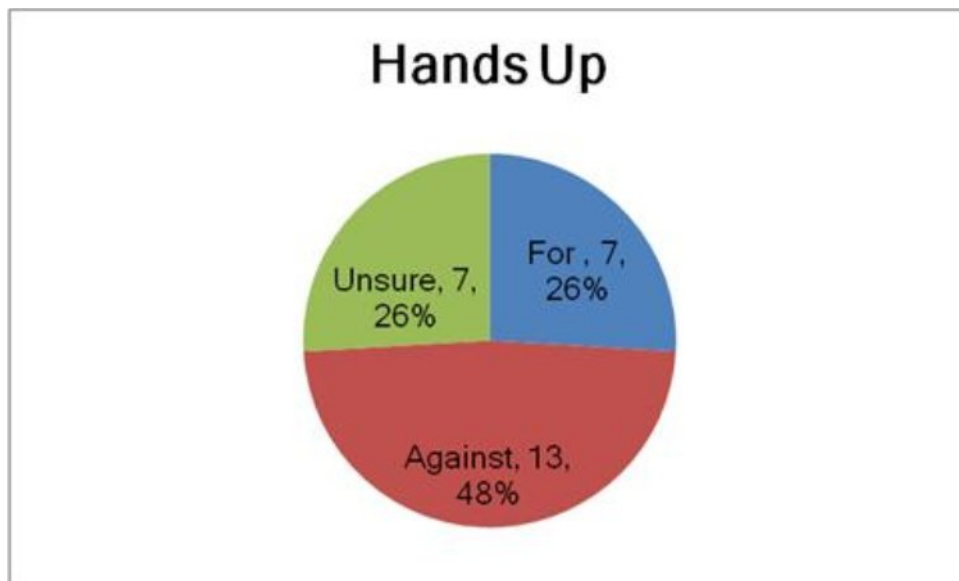
A revised RID assessment spreadsheet has been prepared by JR Pooler since the April meeting using 2016 FCV & FCV ASSESSED data which identifies the approximate individual property owner tax levy if the project does not proceed. The tax levy is based on the \$469,312 invested into the project to date.

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
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1415 Melody Lane, Building F
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highway@cochise.az.gov
floodplain@cochise.az.gov

Twenty-seven (27) property owners attended the public meeting and many participated in the discussion. Several property owners stated they have delayed proceeding with improvements on their parcels so not to increase their property valuation until a decision is made on the future of the Babocomari RID.

A paper ballot was distributed to the attendees and a hand vote was taken to determine which attendees were in favor of or against proceeding with the Road Improvement District. The votes are tallied in the pie charts below.



COCHISE COUNTY

BABOCOMARI RID WORK SESSION

August 16, 2016



Public Programs...Personal Service

COCHISE COUNTY

Public Meeting held April 27, 2016 at Cochise College in Sierra Vista

County staff and our consultants hosted a public meeting to inform the property owners and answer their questions on the status of the Babocomari Road Improvement District (RID).

Staff presentation included:

- History of the Babocomari RID.
- Dollar amount spent to date by Cochise County on the RID.
- How the assessment costs to individual property owners were calculated.
- What happens if the RID moves forward or is dissolved.
- When will the assessments need to be repaid should the RID be dissolved.
- What are the wishes of the property owners regarding the RID.

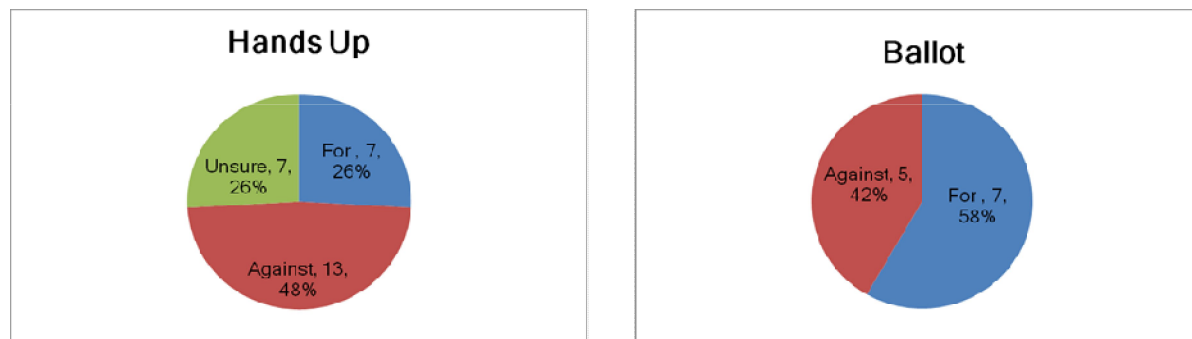


COCHISE COUNTY

What are the property owner wishes regarding the Babo RID

27 property owners attended the public meeting.

A paper ballot was distributed and a hands up vote was taken to determine who was in favor of or against proceeding with the RID.



Several property owners are delaying improvements so not to increase their property valuation until a decision is made on the RID.

The Babo Development Group property owners hold approximately two-thirds of the total acreage in the district. Group members may be present among the public and wish to address the Board.



COCHISE COUNTY

Assessment Methodology Used

SIZE OF PARCEL	Adjusted Parcel Size for Roadway Assessm't	CURRENT ZONING	2/3 Roadway Construction cost	1/3 Roadway Construction Cost	Total Roadway Costruction Cost	Incidentals	Total Assessment	Capitalized Interest (Est. @ 5% for 6 mos)	Reserve Fund (Est @ 10%)	Total Assessment with no cash contribution, capitalized interest and reserve fund	2016 FCV provided by Cochise County	2016 FCV ASSESSED provided by Cochise County	Tax Levy if project doesn't proceed including Current Eng. Costs + County Soft Costs based on 2016 FCV Assessed (\$469,312)
13.22	13.22	[GB]		\$ 4,434.63	\$ 4,434.63	\$ 2,194.41	\$ 6,629.04	\$ 189.40	\$ 757.60	\$ 7,576.05	\$ 98,999	\$ 14,850	\$ 6,354
88.41	88.41	[GB]	\$ 224,199.17		\$ 224,199.17	\$ 110,941.42	\$ 335,140.59	\$ 9,575.45	\$ 38,301.78	\$ 383,017.82	\$ 602,120	\$ 90,318	\$ 38,644
2.64	2.64	[GB]		\$ 885.58	\$ 885.58	\$ 438.22	\$ 1,323.80	\$ 37.82	\$ 151.29	\$ 1,512.92	\$ 15,559	\$ 2,334	\$ 999
40	40	[R-36]	\$ 101,436.11		\$ 101,436.11	\$ 50,194.06	\$ 151,630.18	\$ 4,332.29	\$ 17,329.16	\$ 173,291.63	\$ 48,000	\$ 7,200	\$ 3,081



COCHISE COUNTY

Dollar amount spent to date by Cochise County on the RID.

Approximately \$469,312 spent on engineering design and staff time.

Ramifications if the RID remains.

- If improvements are made, total assessment to property owners will be higher due to actual project construction costs, bonding costs and other incidentals added to the current amount owed by RID.
- Property owners will pay based on benefits from improvements.
- If improvements are not made-RID remains in limbo-property owners will be reluctant to develop.

Ramifications if the RID is dissolved.

- A much higher tax levy will be assessed to developed properties than undeveloped properties.
- One year to recoup the tax levy from property owners.
- The RID can not be dissolved until the \$469,312 obligation is paid.



COCHISE COUNTY

Staff recommendation

- Request legislation to make the assessment methodology more fair for all property owners.
- Retain the RID through the next legislative session.
- Dissolve the RID at that time.



COCHISE COUNTY

BOS direction to staff regarding the Babocomari RID



WARNING: the following presentation contains estimates that are for discussion purposes only. It does not present any final determinations of amounts that may be assessed or raised by taxation.

				Adjusted Parcel Size for Roadway Assessm't	CURRENT ZONING	2/3 Roadway Construction cost	1/3 Roadway Construction Cost	Total Roadway Costruction Cost	Incidentals	Total Assessment	Capitalized Interest (Est. @ 5% for 6 mos)	Reserve Fund (Est @ 10%)	Total Assessment with no cash contribution, capitalized interest and reserve fund	2016 FCV provided by Cochise County	2016 FCV ASSESSED provided by Cochise County	Tax Levy if project doesn't proceed including Current Eng. Costs + County Soft Costs based on 2016 FCV Assessed (\$469,312)
	Parcel #	OWNER NAME	SIZE OF PARCEL													
1.1	106-15-013C	NELLANS GALE	13.22	13.22	[GB]		\$ 4,434.63	\$ 4,434.63	\$ 2,194.41	\$ 6,629.04	\$ 189.40	\$ 757.60	\$ 7,576.05	\$ 98,999	\$ 14,850	\$ 6,354
1.2	106-15-013D	DOUGLASS JAMES & JENNIFER FAM REV TR	88.41	88.41	[GB]	\$ 224,199.17		\$ 224,199.17	\$ 110,941.42	\$ 335,140.59	\$ 9,575.45	\$ 38,301.78	\$ 383,017.82	\$ 602,120	\$ 90,318	\$ 38,644
1.3	106-15-013E	NELLANS GALE	2.64	2.64	[GB]		\$ 885.58	\$ 885.58	\$ 438.22	\$ 1,323.80	\$ 37.82	\$ 151.29	\$ 1,512.92	\$ 15,559	\$ 2,334	\$ 999
2	106-15-014D	WHETSTONE GREEN DEVELOPMENT LLC	40	40	[R-36]	\$ 101,436.11		\$ 101,436.11	\$ 50,194.06	\$ 151,630.18	\$ 4,332.29	\$ 17,329.16	\$ 173,291.63	\$ 48,000	\$ 7,200	\$ 3,081
3	106-15-014L	GRUBB ROBERT B & TANESSA M	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 308,502	\$ 30,850	\$ 13,200
4	106-15-014N	WORTHAM ANDREW PAIGE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 204,682	\$ 20,468	\$ 8,758
5	106-15-014P	FULLER QUENTIN W & KIMBERLY J	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 151,986	\$ 15,199	\$ 6,503
6	106-15-014Q	COPELAND BEVERLY JUNE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 199,228	\$ 19,923	\$ 8,524
7	106-15-014T	BERTOLINO FAMILY LIVING TRUST	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 200,159	\$ 20,016	\$ 8,564
8	106-15-014U	MATHEWS SOFIA & RAYFORD ADRIAN B	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 191,241	\$ 19,124	\$ 8,183
9	106-15-014V	LENNON ROY & STACY	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 249,139	\$ 24,914	\$ 10,660
10	106-15-014W	ROUSH HAROLD K & SUSAN K	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 212,018	\$ 21,202	\$ 9,072
11	106-15-014X	KONTOS MICHAEL J & ESTHER M	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 248,051	\$ 24,805	\$ 10,613
12	106-15-014Y	KONTOS MICHAEL J & ESTHER M	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 19,200	\$ 2,880	\$ 1,232
13	106-15-015B	DESERT SUNRISE LLC	160.07	80	[RU-2]		\$ 26,835.90	\$ 26,835.90	\$ 13,279.32	\$ 40,115.23	\$ 1,146.15	\$ 4,584.60	\$ 45,845.97	\$ 100,044	\$ 15,007	\$ 6,421
14	106-15-015C	FOWLER ERIC JAMES & SHAYLAMAR MARIE	24.22	24.22	RU-4		\$ 8,124.57	\$ 8,124.57	\$ 4,020.32	\$ 12,144.89	\$ 347.00	\$ 1,387.99	\$ 13,879.87	\$ 25,189	\$ 3,778	\$ 1,616
15	106-15-015D	FULLER CHARLES S & STEPHANIE	24.27	24.27	RU-4		\$ 8,141.34	\$ 8,141.34	\$ 4,028.61	\$ 12,169.96	\$ 347.71	\$ 1,390.85	\$ 13,908.52	\$ 55,360	\$ 6,487	\$ 2,776
16	106-15-015F	BREWER JACK & GINA	30.28	24	[R-36] [RU-2]		\$ 8,050.77	\$ 8,050.77	\$ 3,983.80	\$ 12,034.57	\$ 343.84	\$ 1,375.38	\$ 13,753.79	\$ 35,337	\$ 5,301	\$ 2,268
17	106-15-015G	HUGHES BETH	16.18	16.18	[R-36]		\$ 5,427.56	\$ 5,427.56	\$ 2,685.74	\$ 8,113.30	\$ 231.81	\$ 927.23	\$ 9,272.35	\$ 28,315	\$ 4,247	\$ 1,817
18	106-15-015H	FATHER & DAUGHTER IVESTMENTS LLC	8.09	8.09	[R-36]		\$ 2,713.78	\$ 2,713.78	\$ 1,342.87	\$ 4,056.65	\$ 115.90	\$ 463.62	\$ 4,636.17	\$ 23,259	\$ 3,489	\$ 1,493
19.1	106-15-020K	SCHENIK MICHAEL E & LEANN M	8.01	8.01	[R-36]		\$ 2,686.94	\$ 2,686.94	\$ 1,329.59	\$ 4,016.54	\$ 114.76	\$ 459.03	\$ 4,590.33	\$ 27,631	\$ 4,145	\$ 1,774
19.2	106-15-020L	LEVITT DAVID B & CASSANDRA J	48.02	48.02	[R-36]		\$ 16,108.25	\$ 16,108.25	\$ 7,970.91	\$ 24,079.17	\$ 687.98	\$ 2,751.90	\$ 27,519.05	\$ 44,033	\$ 6,605	\$ 2,826
19.3	106-15-020M	LEVITT DAVID B & CASSANDRA J	8.01	8.01	[R-36]		\$ 2,686.94	\$ 2,686.94	\$ 1,329.59	\$ 4,016.54	\$ 114.76	\$ 459.03	\$ 4,590.33	\$ 23,029	\$ 3,454	\$ 1,478
19.4	106-15-020N	GREEN JENNIFER MAE	16.01	16.01	[R-36]		\$ 5,370.54	\$ 5,370.54	\$ 2,657.52	\$ 8,028.06	\$ 229.37	\$ 917.49	\$ 9,174.93	\$ 33,812	\$ 5,072	\$ 2,170
20.1	106-15-020D	EQUITY TRUST CO CUSTODIAN FBO ALBERT CHARITON IRA ACCT	15.95	8	[RU-2]		\$ 2,683.59	\$ 2,683.59	\$ 1,327.93	\$ 4,011.52	\$ 114.61	\$ 458.46	\$ 4,584.60	\$ 28,000	\$ 4,200	\$ 1,797
20.2	106-15-020E	EQUITY TRUST CO CUSTODIAN FBO ALBERT CHARITON IRA ACCT	16	8	[RU-2]		\$ 2,683.59	\$ 2,683.59	\$ 1,327.93	\$ 4,011.52	\$ 114.61	\$ 458.46	\$ 4,584.60	\$ 28,000	\$ 4,200	\$ 1,797
20.3	106-15-020F	TERRENI INVESTMENTS LLC	20.01	10	[RU-2]		\$ 3,354.49	\$ 3,354.49	\$ 1,659.92	\$ 5,014.40	\$ 143.27	\$ 573.07	\$ 5,730.75	\$ 30,000	\$ 4,500	\$ 1,925
20.4	106-15-020G	EQUITY TRUST CO CUSTODIAN FBO ALBERT CHARITON IRA ACCT	20.01	10	[RU-2]		\$ 3,354.49	\$ 3,354.49	\$ 1,659.92	\$ 5,014.40	\$ 143.27	\$ 573.07	\$ 5,730.75	\$ 30,072	\$ 4,511	\$ 1,930
20.5	106-15-020H	EQUITY TRUST CO CUSTODIAN FBO ALBERT CHARITON IRA ACCT	7.99	4	[RU-2]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 23,000	\$ 3,450	\$ 1,476
21	106-15-021J	VALENZUELA MANUEL & NORMA	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 23,000	\$ 3,450	\$ 1,476
22	106-15-021K	MORENO ROBERT O	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
23	106-15-021L	KNOWLES DERK G	16	16	RU-4	\$ 40,574.45		\$ 40,574.45	\$ 20,077.62	\$ 60,652.07	\$ 1,732.92	\$ 6,931.67	\$ 69,316.65	\$ 33,600	\$ 5,040	\$ 2,156
24	106-15-021M	BEEKMAN DONALD J	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 23,000	\$ 3,450	\$ 1,476
25	106-15-021N	HOUGH KATHERINE	8	8	[R-36]	\$ 20,287.22		\$ 20,287.22	\$ 10,038.81	\$ 30,326.04	\$ 866.46	\$ 3,465.83	\$ 34,658.33	\$ 27,600	\$ 4,140	\$ 1,771

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26	106-15-021P	NEAL PETER W & PATRICA M	8	8	[R-36]	\$ 20,287.22		\$ 20,287.22	\$ 10,038.81	\$ 30,326.04	\$ 866.46	\$ 3,465.83	\$ 34,658.33	\$ 27,600	\$ 4,140	\$ 1,771
27	106-15-021Q	ABDALI TARIN & NADIA	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 23,000	\$ 3,450	\$ 1,476
28	106-15-021R	DORE LARRY & CLARA TRUST	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
29	106-15-021S	VALENZUELA RAUL	4.01	1	RU-4	\$ 2,535.90		\$ 2,535.90	\$ 1,254.85	\$ 3,790.75	\$ 108.31	\$ 433.23	\$ 4,332.29	\$ 19,248	\$ 2,887	\$ 1,235
30	106-15-021T	VALENZUELA RAUL	8.01	2	RU-4	\$ 5,071.81		\$ 5,071.81	\$ 2,509.70	\$ 7,581.51	\$ 216.61	\$ 866.46	\$ 8,664.58	\$ 27,635	\$ 4,145	\$ 1,774
31	106-15-021U	RAMOS GILBERT JR & BEVERLY THERESA	4	1	RU-4	\$ 2,535.90		\$ 2,535.90	\$ 1,254.85	\$ 3,790.75	\$ 108.31	\$ 433.23	\$ 4,332.29	\$ 19,200	\$ 2,880	\$ 1,232
32	106-15-021W	NYE JAMES W REV LIV TRUST AGR	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 287,977	\$ 28,798	\$ 12,322
33	106-15-021X	NYE JAMES W REVOCABLE LIVING TRUST AGREEMEN	17.68	17.68	[GB]	\$ 44,834.76		\$ 44,834.76	\$ 22,185.77	\$ 67,020.54	\$ 1,914.87	\$ 7,659.49	\$ 76,594.90	\$ 81,778	\$ 12,267	\$ 5,249
34	106-15-021Y	NYE ARIZONA PROPERTIES LLC	42.35	42.35	[R-36]	\$ 107,395.49		\$ 107,395.49	\$ 53,142.96	\$ 160,538.45	\$ 4,586.81	\$ 18,347.25	\$ 183,472.51	\$ 49,600	\$ 7,440	\$ 3,183
35	106-15-021Z	NYE ARIZONA PROPERTIES LLC	76	76	[R-36]	\$ 192,728.62		\$ 192,728.62	\$ 95,368.71	\$ 288,097.33	\$ 8,231.35	\$ 32,925.41	\$ 329,254.09	\$ 69,592	\$ 10,439	\$ 4,467
36	106-15-022	DOUGLASS JAMES & JENNIFER FAM REV TR	60.1	60.1	[GB]		\$ 20,160.47	\$ 20,160.47	\$ 9,976.09	\$ 30,136.56	\$ 861.04	\$ 3,444.18	\$ 34,441.79	\$ 214,424	\$ 32,164	\$ 13,762
37	106-15-023C	JOHNSON FAMILY LIVING TRUST	75	75	[R-36]		\$ 25,158.66	\$ 25,158.66	\$ 12,449.37	\$ 37,608.03	\$ 1,074.52	\$ 4,298.06	\$ 42,980.60	\$ 57,525	\$ 8,629	\$ 3,692
38	106-15-023D	DESERT SUNRISE LLC	300	234	[R-36] [RU-2]		\$ 78,495.02	\$ 78,495.02	\$ 38,842.02	\$ 117,337.04	\$ 3,352.49	\$ 13,409.95	\$ 134,099.47	\$ 141,900	\$ 21,285	\$ 9,107
39	106-15-023E	KENDALL FAMILY TRUST	50.7	50.7	[GB] [RU-4]		\$ 17,007.25	\$ 17,007.25	\$ 8,415.77	\$ 25,423.03	\$ 726.37	\$ 2,905.49	\$ 29,054.89	\$ 154,793	\$ 23,219	\$ 9,935
40	106-15-023G	BROWN JANET M TRUST	10	10	[GB] [RU-4]		\$ 3,354.49	\$ 3,354.49	\$ 1,659.92	\$ 5,014.40	\$ 143.27	\$ 573.07	\$ 5,730.75	\$ 47,345	\$ 7,102	\$ 3,039
41	106-15-023H	CANNON THOMAS E & DEBRA K	20	20	[GB] [R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 93,736	\$ 14,060	\$ 6,016
42	106-15-023J	CANYON RIBBON & SUPPLY CO INC	160	160	[R-36]		\$ 53,671.81	\$ 53,671.81	\$ 26,558.65	\$ 80,230.45	\$ 2,292.30	\$ 9,169.19	\$ 91,691.95	\$ 89,600	\$ 13,440	\$ 5,751
43	106-15-023L	CANYON RIBBON & SUPPLY CO INC	40	40	[R-36]		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 22,400	\$ 3,360	\$ 1,438
44	106-15-024G	STARKEY MICHAEL D & MONICA L	80	60	[R-36] [RU-2]		\$ 20,126.93	\$ 20,126.93	\$ 9,959.49	\$ 30,086.42	\$ 859.61	\$ 3,438.45	\$ 34,384.48	\$ 72,000	\$ 10,800	\$ 4,621
45	106-15-024P	BRADSHAW WILLIAM E	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 349,432	\$ 34,943	\$ 14,951
46	106-15-024Q	EGGLESTON INGRID SUSAN & RONALD EDWARD	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 218,345	\$ 21,835	\$ 9,343
47	106-15-024R	DIAZ JOSE APONTE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 212,990	\$ 21,299	\$ 9,113
48	106-15-024S	WADLE ARNOLD D & DEBORAH L TRUST	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 19,200	\$ 2,880	\$ 1,232
49	106-15-024T	BRAKE LELAND S & LINDA	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 135,930	\$ 13,593	\$ 5,816
50	106-15-034	ELITE PERFORMANCE LLC	40	40	[R-36]	\$ 101,436.11		\$ 101,436.11	\$ 50,194.06	\$ 151,630.18	\$ 4,332.29	\$ 17,329.16	\$ 173,291.63	\$ 48,000	\$ 7,200	\$ 3,081
51	106-15-035	NELSON ALLEN V & SOON POK LEE	40	40	RU-4	\$ 101,436.11		\$ 101,436.11	\$ 50,194.06	\$ 151,630.18	\$ 4,332.29	\$ 17,329.16	\$ 173,291.63	\$ 48,000	\$ 7,200	\$ 3,081
52	106-15-036	JAISTAR LIV TR	40	40	[R-36]		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 48,000	\$ 7,200	\$ 3,081
53	106-15-037A	FAYA CONSTRUCTION INC	39.99	39.99	[R-36]		\$ 13,414.60	\$ 13,414.60	\$ 6,638.00	\$ 20,052.60	\$ 572.93	\$ 2,291.73	\$ 22,917.26	\$ 47,988	\$ 7,198	\$ 3,080
54	106-15-038A	ELITE PERFORMANCE LLC	40.01	40.01	[R-36]		\$ 13,421.31	\$ 13,421.31	\$ 6,641.32	\$ 20,062.63	\$ 573.22	\$ 2,292.87	\$ 22,928.72	\$ 48,012	\$ 7,202	\$ 3,082
55	106-15-039D	WILLIAMS / ANDERSON FAMILY TRUST	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 282,998	\$ 28,300	\$ 12,109
56	106-15-039E	ANDERSON AVON KAY	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 19,200	\$ 2,880	\$ 1,232
57	106-15-039F	LYFORD CHARLS A IV & LAURE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 19,200	\$ 2,880	\$ 1,232
58	106-15-039H	BRAVENEC GENE A & MELISSA K	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 256,726	\$ 25,673	\$ 10,985
59	106-15-039J	MILLER MATTHEW SCOTT	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
60	106-15-039K	LYFORD CHARLS A IV & LAURE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
61	106-15-039L	KHAN FESTUS JONATHAN	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
62	106-15-039M	KHAN FESTUS JONATHAN	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
63	106-15-039N	KHAN FESTUS JONATHAN	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027

WARNING: the following presentation contains estimates that are for discussion purposes only. It does not present any final determinations of amounts that may be assessed or raised by taxation.

	Parcel #	OWNER NAME	SIZE OF PARCEL	Adjusted Parcel Size for Roadway Assessm't	CURRENT ZONING	2/3 Roadway Construction cost	1/3 Roadway Construction Cost	Total Roadway Costruction Cost	Incidentals	Total Assessment	Capitalized Interest (Est. @ 5% for 6 mos)	Reserve Fund (Est @ 10%)	Total Assessment with no cash contribution, capitalized interest and reserve fund	2016 FCV provided by Cochise County	2016 FCV ASSESSED provided by Cochise County	Tax Levy if project doesn't proceed including Current Eng. Costs + County Soft Costs based on 2016 FCV Assessed (\$469,312)
64	106-15-039T	STEVENS RICKY & COLLEEN	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 19,200	\$ 2,880	\$ 1,232
65	106-15-040A	WALSTON HOMES LLC	20	20	[R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 36,000	\$ 5,400	\$ 2,310
66	106-15-040B	WALSTON HOMES LLC	20	20	[R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 30,000	\$ 4,500	\$ 1,925
67	106-15-041A	WALSTON HOMES LLC	20	20	[R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 30,000	\$ 4,500	\$ 1,925
68	106-15-041B	WALSTON HOMES LLC	20	20	[R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 30,000	\$ 4,500	\$ 1,925
69	106-15-042	CDN DEVELOPMENT LLC	40	40	[SR-43]		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 96,000	\$ 14,400	\$ 6,161
70	106-15-043	CDN DEVELOPMENT LLC	40	40	[SR-43]		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 96,000	\$ 14,400	\$ 6,161
71	106-15-045B	WHETSTONE SURVIVORS LLC	4.02	4.02	[R-36]		\$ 1,348.50	\$ 1,348.50	\$ 667.29	\$ 2,015.79	\$ 57.59	\$ 230.38	\$ 2,303.76	\$ 19,320	\$ 2,898	\$ 1,240
72	106-15-045C	WHETSTONE SURVIVORS LLC	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,210	\$ 2,882	\$ 1,233
73	106-15-045D	WHETSTONE SURVIVORS LLC	12	12	[R-36]		\$ 4,025.39	\$ 4,025.39	\$ 1,991.90	\$ 6,017.28	\$ 171.92	\$ 687.69	\$ 6,876.90	\$ 31,207	\$ 4,681	\$ 2,003
74	106-15-045E	WHETSTONE SURVIVORS LLC	20	20	[R-36]		\$ 6,708.98	\$ 6,708.98	\$ 3,319.83	\$ 10,028.81	\$ 286.54	\$ 1,146.15	\$ 11,461.49	\$ 36,000	\$ 5,400	\$ 2,310
75	106-15-045F	WHETSTONE SURVIVORS LLC	40	40	[R-36]		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 48,000	\$ 7,200	\$ 3,081
76	106-15-046	BROWN RANDY	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,200	\$ 2,880	\$ 1,232
77	106-15-046B	BROWN RANDY-TTEE CANYON RIBBON & SUPPLY	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,200	\$ 2,880	\$ 1,232
78	106-15-046C	BROWN RANDY (TEE CANYON RIBBON & SUPPLY)	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,200	\$ 2,880	\$ 1,232
79	106-15-046D	BROWN RANDY-TTEE CANYON RIBBON & SUPPLY	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,200	\$ 2,880	\$ 1,232
80	106-15-046E	BROWN RANDY-TTEE CANYON RIBBON & SUPPLY	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 19,200	\$ 2,880	\$ 1,232
81	106-15-047	FILLEMAN DANIEL J	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 228,504	\$ 22,850	\$ 9,777
82	106-15-047A	ANDERSON BRAD A	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 197,334	\$ 19,733	\$ 8,443
83	106-15-047B	TURLEY ERNEST CARL & SUSAN LYNN	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
84	106-15-047C	TURLEY SUSAN L & ERNEST C	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 172,116	\$ 17,212	\$ 7,364
85	106-15-047D	DEANDA CONNIE	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
86	106-15-049A	NOVOA ELVIS	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
87	106-15-049B	WHERRY ROBIN W & BILL W	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 208,945	\$ 20,895	\$ 8,940
88	106-15-049D	BATEMON JOHN DAVID	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 155,778	\$ 15,578	\$ 6,665
89	106-15-049E	CARROLL MICHAEL W & LISA	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 228,414	\$ 22,841	\$ 9,773
90	106-15-091A	ELDER KENNETH M	8	8	[R-36]	\$ 20,287.22		\$ 20,287.22	\$ 10,038.81	\$ 30,326.04	\$ 866.46	\$ 3,465.83	\$ 34,658.33	\$ 23,000	\$ 3,450	\$ 1,476
91	106-15-091C	BERTOLINO FAMILY LIVING TRUST	4	4	[R-36]		\$ 1,341.80	\$ 1,341.80	\$ 663.97	\$ 2,005.76	\$ 57.31	\$ 229.23	\$ 2,292.30	\$ 16,000	\$ 2,400	\$ 1,027
92	106-15-091D	FARKAS BROS BUILDERS INC	4	4	[R-36]	\$ 10,143.61		\$ 10,143.61	\$ 5,019.41	\$ 15,163.02	\$ 433.23	\$ 1,732.92	\$ 17,329.16	\$ 15,996	\$ 2,399	\$ 1,026
93	106-15-091E	BERTOLINO FAMILY LIVING TRUST	4	4	[R-36]	\$ 10,143.61		\$ 10,143.61	\$ 5,019.41	\$ 15,163.02	\$ 433.23	\$ 1,732.92	\$ 17,329.16	\$ 16,000	\$ 2,400	\$ 1,027
94	106-15-094	BROWN THOMAS M JR & SUZANNE M	40	40	RU-4		\$ 13,417.95	\$ 13,417.95	\$ 6,639.66	\$ 20,057.61	\$ 573.07	\$ 2,292.30	\$ 22,922.99	\$ 48,000	\$ 7,200	\$ 3,081
95	106-15-094C	CORTEZ ANDRES & YANETH POLANCO	4	1	RU-4		\$ 335.45	\$ 335.45	\$ 165.99	\$ 501.44	\$ 14.33	\$ 57.31	\$ 573.07	\$ 16,000	\$ 2,400	\$ 1,027
96	106-15-094D	CORTEZ ANDRES & YANETH POLANCO	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 23,000	\$ 3,450	\$ 1,476
97	106-15-094E	BROWNE THOMAS M & SUZANNE M	8	2	RU-4		\$ 670.90	\$ 670.90	\$ 331.98	\$ 1,002.88	\$ 28.65	\$ 114.61	\$ 1,146.15	\$ 326,107	\$ 32,611	\$ 13,953
			2263.26	1894.93		\$ 1,005,333.33	\$ 502,666.67	\$ 1,508,000.00	\$ 746,210.00	\$ 2,254,210.00	\$ 64,406.00	\$ 257,624.00	\$ 2,576,240.00	\$ 9,066,670	\$ 1,096,857	\$ 469,312

The yellow highlighted rows are the parcels that front onto Ronald Reagan Improvements

RU-4 parcels up to 12 acres reduced to 25% of acreage, RU-2 parcels reduced to 50% of acreage