

# Office of Assessor



## **2021/2022 BUDGET PRESENTATION**

# Cochise County Historical Record



- 1911 – 1920 Edwin A. Hughes
- 1921 – 1926 George R. Henshaw
- 1927 – 1944 James L. Powell
- 1944 – 1975 Sam R. Clark
- 1975 – 1992 Burt E. Merrill
- 1992 - Philip S. Leiendecker

# Primary Statutory Duties



- Generate annual property tax assessment roll
  - Annually identify all property within county subject to taxation ARS 42-13051, 42-15151
  - Determine and maintain current ownership of all real property within county ARS 42-13051
  - Establish and maintain accurate parcel maps for all property within county ARS 42-13002, 42-15151
  - Annually determine full cash value of all taxable property within the county ARS 42-13051
  - Annually determine and maintain current legal classification of all taxable property within county ARS 42-12001 – 12054
  - Annually mail business/agricultural approved personal property forms all businesses ARS 42-15052, 15053
  - Annually assess each taxable mobile home within county ARS 42-19151 – 19155
  - Annually process, grant or deny all personal & organizational property tax exemptions ARS 42-11101 – 11155
  - Annually grant or deny all Senior Property Valuation Freeze Options applications AZ Const Article IX Section 18
  - Annually process Agricultural Land Use applications, review 25% of AG land annually ARS 42-12151 – 12157
  - Annually process Historical, Golf course, Shopping Center properties ARS 42-12101-12108, 13151 – 3154, 13201 – 13206
- Annually meet statutory full cash value sales ratio standards
  - Annually notify every property owner of record of FCV, LPV & legal classification ARS 42-15101 – 15105
  - Annually rule on every real /personal property valuation appeal ARS 42-16051 – 16056, 42-19156
  - Annually attend all Board of Equalization meetings, supply all information possessed ARS 42-16106
  - Annually assist county attorney, AZDOR in preparation, representation in AZ Tax Court ARS 42-16201
  - Annually make all Board of Equalization and AZ Tax Court corrections to assessment roll ARS 42-16106, 42-16215
  - Annually complete assessment roll by December 1 ARS 42-15153
  - Annually certify/report net assessed values to all taxing jurisdictions, AZ Property Oversight Comm. ARS 42-17052, 42-17054
  - Annually report net assessed values to all school districts & special districts ARS 42-17052
  - Appraise every parcel with the county every three (3) years ARS 42-13003
  - Annually make on site inspection of 25% of agricultural land parcels ARS 42-12158
  - Annually grant /deny & process all tax roll corrections ARS 42-16251 – 16258
  - Maintain a state certified appraisal staff ARS 42-13006
  - Use and maintain a AZDOR prescribed property assessment data processing system ARS 42-11057, 42-13004
  - Report assessed values, property ownership list for creation/annexation of special districts ARS 42-261, 266, 272

# Assessor Staff Budget



• Elected Official	(1)	1 @ 63,800	= 63,800	(63,800 avg)
• Chief Deputy	(1)	1 @ 64,000	= 64,000	(64,000 avg)
• Admin Assist	(1)	1 @ 42,000	= 42,000	(42,000 avg)
• Tech Support Admin	(2)	1 @ 47,000, 1 @ 55,000	= 102,000	(51,000 avg)
• Appr III	(1)	1 @ 51,000	= 51,000	(51,000 avg)
• Appr II	(5)	1 @ 34,000, 2 @ 37,000, 2 @ 40,000	= 188,000	(37,600 avg)
• Appr I	(11)	4 @ 33,000, 1 @ 35,000, 2 @ 35,500, 1 @ 36,500, 1 @ 39,000, 1 @ 40,000	= 390,500	(35,500 avg)
• Cartographer	(1)	1 @ 39,000	= 39,000	(39,000 avg)
• Ass. Tech Sr.	(5)	3 @ 34,000, 1 @ 35,000, 1 @ 39,000	= 176,000	(35,200 avg)
• Ass. Tech	(8)	3 @ 28,500, 5 @ 31,000,	= <u>240,500</u>	(30,063 avg)
				1,356,800
• 36 Positions				

# 2021 Assessment Roll



- 2021 Total Property Assessment accounts.....126,388
- 2021 Business Personal Property accounts.....984
- 2021 Agricultural Personal Property accounts.....77
- 2021 Mobile Home Personal Property accounts.....7449
- 2021 Centrally Valued Property accounts.....1280
- 2021 Notice of Valuations mailed.....118,437
- 2021 Notice of Change mailed.....3054
- 2021 Recorded Deeds processed.....10,810
- 2021 Ownership transfers (straight) processed..... ..11,395
- 2021 Ownership transfers (splits) deeds processed.....376  
(1680 parcels)
- 2021 Personal Property Appeals processed.....22
- 2021 NOV Appeals processed.....274
- 2021 NOC Appeals processed.....29
- 2021 AZ Tax Court Appeals.....9

# Cochise County Property Full Cash Value



## ✦ 5 Year Valuation History

- (Full Cash Value = Market Value established through standard appraisal methodology.)
- 2021 Cochise County FCV = \$9,133,423,342 (+.027) + \$244,057,163
- 2020 Cochise County FCV = \$8,889,285,171 (+.037) + \$320,518,712
- 2019 Cochise County FCV = \$8,568,766,459 (+.021) + \$173,513,552
- 2018 Cochise County FCV = \$8,395,252,907 (+.018) + \$145,464,489
- 2017 Cochise County FCV = \$8,249,788,418 (+.006) + \$47,970,583

# 2021 Assessment Rates



▪ CVP Property (mines, utilities, pipelines, telecom)	.18	.60 (1980)	- 70%
▪ CVP (Railroads)	.15	.16 (1980)	- 6%
▪ Commercial	.18	.27 (1980)	-33%
▪ Agriculture, Vacant land	.15	.16 (1980)	- 6%
▪ Residential rental	.10	.18 (1980)	- 45%
▪ Residential	.10	.15 (1980)	-33%
▪ Residential Historical	.05	n/a (1980)	n/a
▪ COUNTY TAX RATE	\$2.62	\$2.31 (1980)	+ 13%
▪ Assessor comment: the long-term impact of tax base erosion through legislative action has significantly reduced the base (40%) and shifted property tax liability away from centrally valued property and commercial property, resulting in an increased burden on the individual taxpayer and homeowner.			

# 2020 Property Location/Use Impact



- **Estimated tax bill for \$100,000 valuation based on location and use:**

• #1	Unorganized (0000 )	(7.9831)	Res (.10) \$798	Com (.18) \$1437	
• #2	Bisbee/City (0250)	(13.9549)	Res (.10) \$1396	Com (.18) \$2512	Hist (.05) \$698
• #3	Benson/City (0980)	(14.0573)	Res (.10) \$1406	Com (.18) \$2531	Hist (.05) \$729
• #4	Willcox/City (1320)	(13.9892)	Res (.10) \$1399	Com (.18) \$2518	Hist (.05) \$700
• #5	Bowie/Fire (1470)	(20.7190)	Res (.10) \$2072	Com (.18) \$3730	
• #6	Douglas/City (2710)	(13.0861)	Res (.10) \$1309	Com (.18) \$2356	Hist (.05) \$655
• #7	Sierra Vista/City (6830)	(10.9447)	Res (.10) \$1095	Com (.18) \$1970	Hist (.05) \$547
• #8	Sierra Vista/Fry (6870)	(14.4247)	Res (.10) \$1443	Com (.18) \$2597	

Low = \$547

High \$3730

682% Variable

# 10 Year Tax Rate Comparison Chart

Tax District	2010/2020 County Tax Rate/% Change	2010/2020 Cochise College Rate/%Change	2010/2020 Combined School Rate/% Change	2010/2020 Total Tax Rate
0100 Tombstone	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	3.3618 / 4.0531 / +20.6%	8.4288/10.0772 +19.6%
0160 Tombstone/City	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	3.3618 / 4.9888 / +48.4%	9.3132/11.8640 +27.4%
0980 Benson/City	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	4.2933 / 7.1332 / +66.1%	10.7180/14.0573 +31.2%
1320 Willcox/City	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	3.8297 / 6.5583 / +71.2%	10.8526/13.9892 +28.9%
1470 Bowie/Fire	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	11.1518 / 10.8523 / -2.7%	18.6680/20.7190 +11.0%
2270 Pearce/Fire	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	5.5192 / 7.3261 / +32.7%	14.0993/18.0070 +27.7%
2710 Douglas/City	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	8.7906 / 7.0620 / -19.7%	14.8353/13.0861 -11.8%
6830 Sierra Vista/City	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	3.2139 / 4.9206 / +53.1%	8.3948/10.9447 +30.4%
6870 Sierra Vista/Fry Fire	2.6276 / 2.6747 / + 1.8%	1.5984 / 2.4020 / +50.3%	3.2139 / 4.8100 / +49.7%	10.9360/14.4247 +31.9%

# QUESTION? Why did my tax bill increase?



- ...property FCV is increased to reflect real estate market increase (annual sales ratio study).
  - ...property assessment is updated due to new construction/re-model
  - ...increase in the over-all property tax rate (rate increase for school district, fire district, city etc.)
  - ...property assessment rate change due to change in property use.
  - ...property tax exempt status is removed.
  - ...Senior Property Valuation Freeze is removed.
  - ...historical classification is removed.
  - ...property is removed from agricultural classification.
  - 
  - OR .....any combination of the above situations could apply to a single property.
- 
- **Always direct the taxpayer to the Assessor's Office for answers. Thanks!!**

# Assessment Challenges



- **Updated Aerial Photography –**
  - 1. Single greatest tool in the assessment toolbox.
  - 2. Discovery & assessment of new construction #1 priority.
  - 3. Greatest asset when working rural Cochise County.
- **Agricultural assessments of orchards and vineyards -**
  - 1. Development of updated values with other counties in conjunction with AZDOR.
- **Inability to perform all statutory functions due to staffing and budget restrictions.**
  - 1. Appraise every parcel within the county every three (3) years ARS 42-13003
  - 2. Annually make on site inspection of 25% of agricultural land parcels ARS 42-12158
- **Volatile Real Estate Market – Impact on appraisal process.**
  - 1. COVID19 impact on long term commercial values – sales analysis.
  - 2. Increased demands for homes on market – sales analysis.
  - 3. Increased building material cost on housing market – sales analysis.

# End



**PHILIP S. LEIENDECKER  
COCHISE COUNTY ASSESSOR**