

Office of Assessor



2024/2025 BUDGET PRESENTATION

**COCHISE COUNTY BOARD OF SUPERVISOR
BUDGET HEARING
APRIL 18, 2024**

Primary Statutory Duties



- **Generate annual property tax assessment roll**

Annually identify all property within county subject to taxation

Determine and maintain current ownership of all real property within county

Establish and maintain accurate parcel maps for all property within county

Annually determine full cash value of all taxable property within the county

Annually determine and maintain current legal classification of all taxable property within county

Annually mail business/agricultural approved personal property forms all businesses

Annually assess each taxable mobile home within county

Annually process, grant or deny all personal & organizational property tax exemptions

Annually grant or deny all Senior Property Valuation Freeze Options applications

Annually process Agricultural Land Use applications, review 25% of AG land annually

Annually process Historical, Golf course, Shopping Center properties

Annually meet statutory full cash value sales ratio standards

Annually notify every property owner of record of FCV, LPV & legal classification

Annually rule on every real /personal property valuation appeal

Annually attend all Board of Equalization meetings, supply all information possessed

Annually assist county attorney, AZDOR in preparation, representation in AZ Tax Court

Annually make all Board of Equalization and AZ Tax Court corrections to assessment roll

Annually complete assessment roll by December 1

Annually certify/report net assessed values to all taxing jurisdictions, AZ Property Oversight Comm.

Annually report net assessed values to all school districts & special districts

Appraise every parcel with the county every three (3) years

Annually make on site inspection of 25% of agricultural land parcels

Annually grant /deny & process all tax roll corrections

Maintain a state certified appraisal staff

Use and maintain a AZDOR prescribed property assessment data processing system

Report assessed values, property ownership list for creation/annexation of special districts

ARS 42-13051, 42-15151

ARS 42-13051

ARS 42-13002, 42-15151

ARS 42-13051

ARS 42-12001 – 12054

ARS 42-15052, 15053

ARS 42-19151 – 19155

ARS 42-11101 – 11155

AZ Const Article IX Section 18

ARS 42-12151 – 12157

ARS 42-12101-12108, 13151 – 3154, 13201 – 13206

ARS 42-11054, 42-13005, 42-13251

ARS 42-15101 – 15105

ARS 42-16051 – 16056, 42-19156

ARS 42-16106

ARS 42-16201

ARS 42-16106, 42-16215

ARS 42-15153

ARS 42-17052, 42-17054

ARS 42-17052

ARS 42-13003

ARS 42-12158

ARS 42-16251 – 16258

ARS 42-13006

ARS 42-11057, 42-13004

ARS 42-261, 266, 272

Assessor Staff Positions



- Elected Official (1)
- Chief Deputy (1)
- Admin Assist (1)
- Tech Support Admin (2)
- Appraiser III (1)
- Appraiser II (5).....2 Vacancies
- Appraiser I (11)
- Cartographer (1)
- Assessor Tech Sr. (5)
- Assessor Tech (8).....4 Vacancies
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- 36 Positions (6 Vacancies @ current time)
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Cochise County Property Full Cash Value



✦ 5 Year Full Cash Value History

- ❑ (Full Cash Value = Market Value established through standard appraisal methodology.)
- ❑ **2024 Cochise County FCV = \$12,785,478,238 (+.159) + \$1,755,655,259**
- ❑ 2023 Cochise County FCV = \$11,029,822,979 (+.156) + \$1,492,267,606
- ❑ 2022 Cochise County FCV = \$ 9,537,555,373 (+.044) + \$404,132,031
- ❑ 2021 Cochise County FCV = \$9,133,423,342 (+.027) + \$244,057,163
- ❑ 2020 Cochise County FCV = \$8,889,285,171 (+.037) + \$320,518,712

Cochise County Limited Property Value



5 Year Limited Property Value History

- ❑ (Limited Property Value = Used to calculate property tax, set through statutory calculation, limited to a 5% increase except for changes in use, new construction, demo's, remodels etc.)
- ❑ **2024 Cochise County LPV = \$10,310,786,523 (+.054) + \$527,346,144**
- ❑ 2023 Cochise County LPV = \$9,783,440,379 (+.055) + \$515,179,464
- ❑ 2022 Cochise County LPV = \$9,268,260,915 (+.039) + \$344,378,693
- ❑ 2021 Cochise County LPV = \$8,923,882,222 (+.024) + \$210,238,428
- ❑ 2020 Cochise County LPV = \$8,713,643,794 (+.033) + \$279,996,403

2024 Full Cash Valuation Breakout

Locally Assessed Land \$ 2,876,262,971 .225

Assessment rate dropped from 18% to 15% since 1980

Locally Assessed Improvements \$ 8,734,150,614 .683

Assessment rate dropped from 15% to 10% (Res) 34% Drop
Assessment rate dropped from 27% to 10% (Res Rental) 63% Drop
Assessment rate dropped from 27% to 16.5% (Com) 63% Drop

Locally Assessed Personal Property \$ 299,182,947 .023

Assessment rate dropped from 27% to 10% (Res Rental) 63% Drop
Assessment rate dropped from 27% to 16.5% (Com) 63% Drop

Centrally Valued Property \$ 875,881,706 .069

(Power generating facilities, power transmission lines, water utility companies, railroads, pipelines, telecommunication towers/lines , electric coops)

ALL ASSESSMENTS SELF REPORTED TO AZ DEPT OF REVENUE

ALL CVP ASSESSMENTS CONFIDENTIALLY BY AZ DEPT OF REVENUE

ALL CVP ASSESSMENTS HAVE STATUTORY VALUATION METHODOLOGY

CVP ASSESSMENT RATE HAS DROPPED FROM 60% TO 16.5% -DROP OF 363%

SINCE 1980.

State of AZ shares no revenue benefit in the outcome of the CVP duties, only manpower and attorney expenses to defend valuation appeals in CVP appeal hearings and court challenges, a disincentive to hold the line on valuations.

AZ Dept of Revenue Property Tax Division staff reduction by 80% in last 25 years and all work from home, we are told.

Total Full Cash Value \$ 12,785,478,238

TY2025 Preliminary Sales Ratio Report - Cochise County
TY2025 Values - Includes ALL TAFS

County	Type	Market Area	Market Name	MEDIAN	COD	Sales	95% CI LOWER LIMIT	95% CI UPPER LIMIT	MAX COD
	2 VAC	Countywide		0.809	0.255	676	0.800	0.833	0.261
	2 VAC		1 Tombstone	0.833	0.216	39	0.778	0.907	0.296
	2 VAC		2 Bisbee	0.872	0.289	44	0.714	0.980	0.294
	2 VAC		3 Sierra Vista	0.818	0.203	177	0.797	0.851	0.272
	2 VAC		4 Benson/St David	0.800	0.322	133	0.738	0.884	0.275
	2 VAC		5 Willcox	0.792	0.271	69	0.666	0.882	0.285
	2 VAC		6 Pearce/Ash Creek	0.800	0.201	55	0.750	0.893	0.289
	2 VAC		7 Douglas	0.868	0.232	52	0.800	1.000	0.290
	2 VAC		8 Sulphur Springs	0.747	0.272	73	0.649	0.800	0.284
	2 VAC		9 Bowie/San Simon	0.790	0.269	34	0.665	0.905	0.300
	2 RES	Countywide		0.764	0.130	2,377	0.760	0.769	0.205
	2 RES		1 Tombstone	0.790	0.179	49	0.740	0.880	0.233
	2 RES		2 Bisbee	0.814	0.122	192	0.797	0.827	0.217
	2 RES		3 Sierra Vista	0.751	0.107	1,577	0.744	0.755	0.206
	2 RES		4 Benson/St David	0.782	0.117	179	0.760	0.804	0.217
	2 RES		5 Willcox	0.819	0.195	92	0.779	0.865	0.224
	2 RES		6 Pearce/Ash Creek	0.789	0.143	74	0.760	0.813	0.227
	2 RES		7 Douglas	0.823	0.195	189	0.801	0.880	0.217
	2 RES		8 Sulphur Springs	0.971	0.290	14	0.599	1.475	0.262
	2 RES		9 Bowie/San Simon	0.781	0.338	11	0.453	1.191	0.271
	2 COM	Countywide		0.816	0.262	218	0.765	0.863	0.270

1/25/2024

ARIZONA DEPARTMENT OF REVENUE PROPERTY TAX DIVISION
 TAX YEAR 2025 FCV STATISTICAL SUMMARY BY COUNTY
 COMMERCIAL PROPERTIES BY SECONDARY PROPERTY TYPE

COUNTY	Use Code Class	SALES IN STUDY*	AVG. LAND FCV	AVG. FCV	AVG. S-PRICE	MEDIAN	MEAN	WTD MEAN	COEF OF DISP	COEF OF VAR	PRD	95% CI MEDIAN LOWER	95% CI MEDIAN UPPER
COCHISE	RES APTS 25+ U	8	471,842	11,981,334	19,466,878	.659	.641	.615	.167	.243	1.04	.411	.919
	COM STORES	51	49,954	309,066	439,830	.778	.782	.703	.250	.323	1.11	.694	.868
	COM GROCY QKSHP	5	64,473	602,058	1,069,378	.712	.645	.563	.202	.324	1.15	.314	.849
	COM OFFICE	36	59,796	625,867	643,821	.930	.918	.972	.153	.192	.94	.841	1.017
	COM MEDICAL	10	64,847	1,192,684	1,429,917	.971	.971	.834	.244	.322	1.16	.716	1.308
	COM BANK/S&L/CU	1	33,824	193,248	160,030	1.208	1.208	1.208	.000	-	1.00	-	-
	COM AUTOVEH S&S	11	34,529	135,119	209,135	.673	.782	.646	.391	.470	1.21	.382	1.368
	COM RESTRNT/BAR	26	73,053	426,362	526,259	.847	.851	.810	.271	.341	1.05	.626	.934
	COM THEATERS	2	43,688	326,533	468,645	.692	.692	.697	.102	.145	.99	.621	.763
	COM AUTOSAL/PKLT	2	36,057	186,194	188,830	1.049	1.049	.986	.132	.187	1.06	.911	1.188
	COM HOTEL/MOTEL	15	136,977	885,189	1,452,526	.720	.707	.609	.327	.501	1.16	.469	.827
	COM RESORTS	1	58,547	258,233	370,235	.697	.697	.697	.000	-	1.00	-	-
	COM MINISTORAGE	4	78,161	405,254	512,393	.595	.796	.791	.476	.590	1.01	.502	1.492
	COM CNVRTD	1	22,085	61,516	70,000	.879	.879	.879	.000	-	1.00	-	-
	COM PRIVATE SCH.	2	94,288	444,542	406,490	1.085	1.085	1.094	.168	.237	.99	.903	1.268
	COM OTHER	26	32,202	214,365	326,012	.849	.771	.658	.252	.339	1.17	.594	.912
	IND MANUF	1	180,502	361,475	416,373	.868	.868	.868	.000	-	1.00	-	-
	IND WHS/OFF	4	79,741	444,955	458,822	.850	.872	.970	.248	.300	.90	.603	1.185
	IND WHS/TRK TER	12	75,967	374,925	446,406	.901	.889	.840	.209	.260	1.06	.733	1.099

COMMERCIAL PROPERTY ACCEPTABLE RATIO RANGE: .730 - .890
 INCLUDES ALL COMMERCIAL REAL PROPERTY VALUED BY STATUTORY FORMULA INCLUDING APARTMENT 25+

On the Horizon



- Staff Development - hiring & certification process
- New Construction - #1 Priority
- Land Re-Appraisal - Ongoing process
- Mobile Home Re-Appraisal – Much needed

End



**PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR**