

Office of Assessor



2025/2026 BUDGET PRESENTATION

**COCHISE COUNTY BOARD OF SUPERVISOR
BUDGET HEARING
APRIL 17, 2025**

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

Annual Assessed Value Reporting - Taxing Jurisdictions



COCHISE COUNTY
COCHISE COLLEGE
CITIES/TOWNS (7)
SCHOOL DISTRICTS (23)
HOSPITAL DISTRICTS (2)
FIRE DISTRICTS (16)
**STREET LIGHT IMPROVEMENT
DISTRICTS (5)**
WATER IMPROVEMENT DISTRICTS (3)
SPECIAL DISTRICTS (28)

Assessor Staff Positions



• Elected Official	(1)
• Chief Deputy	(1)
• Admin Assist	(1).....1 Vacant (Temp)
• Tech Support Admin	(2)
• Appraiser III	(1).....1 Vacant
• Appraiser II	(5).....2 Vacant
• Appraiser I	(11).....1 Vacant
• Cartographer	(1)
• Assessor Tech Sr.	(5).....2 Vacant
• Assessor Tech	(8).....1 Vacant

Cochise County Property Full Cash Value



✦ 5 Year Full Cash Value History

- ❑ (Full Cash Value = Market Value established through standard appraisal methodology.)
- ❑ **2025 Cochise County FCV = \$13,527,968,880 (+.058) + \$742,490,642**
- ❑ 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

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.)
- ❑ **2025 Cochise County LPV = \$10,921,814,632 (+ .059) + \$611,028,109**
- ❑ 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

2025 Full Cash Valuation Breakout

Locally Assessed Land \$ 2,885,046,670 21%

Assessment rate dropped from 18% to 15% since 1980

Locally Assessed Improvements \$ 9,455,304,904 70%

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% (Com) 41% Drop (→15%)

Locally Assessed Personal Property \$ 261,265,389 2%

Assessment rate dropped from 27% to 10% (Res Rental) 63% Drop
Assessment rate dropped from 27% to 16% (Com) 41% Drop (→ 15%)

Centrally Valued Property \$ 926,351,917 7%

(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% (→ 15) -DROPPED 73%

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 over 80% in last 25 years.

Total Full Cash Value \$ 13,527,968,880

TY2026 Preliminary Sales Ratio Report - Cochise County

TY2026 Values - Includes ALL TAFS

							95% CI	95% CI	
		Market	Market				LOWER	UPPER	MAX
County	Type	Area	Name	<u>MEDIAN</u>	COD	Sales	LIMIT	LIMIT	COD
	2 VAC	Countywide		0.769	0.281	637	0.737	0.793	0.261
	2 VAC		1 Tombstone	0.817	0.235	38	0.667	0.938	0.297
	2 VAC		2 Bisbee	0.792	0.350	40	0.700	0.927	0.296
	2 VAC		3 Sierra Vista	0.787	0.244	145	0.747	0.810	0.274
	2 VAC		4 Benson/St David	0.742	0.255	109	0.642	0.801	0.278
	2 VAC		5 Willcox	0.786	0.267	50	0.667	0.833	0.291
	2 VAC		6 Pearce/Ash Creek	0.718	0.279	113	0.652	0.778	0.277
	2 VAC		7 Douglas	0.826	0.381	57	0.800	1.000	0.288
	2 VAC		8 Sulphur Springs	0.700	0.285	54	0.600	0.800	0.289
	2 VAC		9 Bowie/San Simon	0.701	0.286	31	0.643	0.808	0.302
	2 RES	Countywide		0.772	0.129	1919	0.764	0.778	0.205
	2 RES		1 Tombstone	0.849	0.189	48	0.756	0.930	0.233
	2 RES		2 Bisbee	0.837	0.157	182	0.810	0.867	0.217
	2 RES		3 Sierra Vista	0.759	0.104	1207	0.751	0.767	0.207
	2 RES		4 Benson/St David	0.744	0.117	163	0.727	0.761	0.218
	2 RES		5 Willcox	0.808	0.185	77	0.755	0.889	0.226
	2 RES		6 Pearce/Ash Creek	0.800	0.146	69	0.778	0.855	0.228
	2 RES		7 Douglas	0.835	0.167	145	0.801	0.879	0.219
	2 RES		8 Sulphur Springs	0.770	0.196	18	0.668	0.924	0.255
	2 RES		9 Bowie/San Simon	0.658	0.201	10	0.505	0.831	0.274
	2 COM	Countywide		0.847	0.376	174	0.765	0.901	0.272

02/12/2025

ARIZONA DEPARTMENT OF REVENUE PROPERTY TAX DIVISION
 TAX YEAR 2026 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	COM STORES	44	67,996	305,567	451,036	.792	.820	.677	.349	.465	1.21	.651	.896
	COM GROCY QKSHIP	3	67,197	702,187	1,669,346	.287	.365	.421	.363	.467	.87	.247	.560
	COM DEPTMNT STR	1	10,720	87,239	52,122	1.674	1.674	1.674	.000	-	1.00	-	-
	COM OFFICE	25	96,413	729,274	739,828	.996	1.033	.986	.216	.286	1.05	.901	1.114
	COM MEDICAL	5	124,228	1,477,517	1,007,534	1.572	1.529	1.466	.134	.198	1.04	1.190	1.982
	COM AUTOVEH S&S	7	29,478	132,048	218,078	.707	.858	.606	.506	.781	1.42	.348	2.316
	COM RESTRNT/BAR	22	110,893	471,396	585,265	.824	.846	.805	.322	.376	1.05	.562	1.130
	COM THEATERS	1	47,579	270,595	435,807	.621	.621	.621	.000	-	1.00	-	-
	COM AUTOSAL/PKLT	1	63,563	268,999	275,000	.978	.978	.978	.000	-	1.00	-	-
	COM HOTEL/MOTEL	11	133,011	852,579	1,119,068	.786	.824	.762	.405	.534	1.08	.347	1.253
	COM MINISTORAGE	3	32,547	240,794	241,667	.492	.798	.996	.713	.738	.80	.425	1.478
	COM CNVRTD	1	22,085	61,446	70,000	.878	.878	.878	.000	-	1.00	-	-
	COM PRIVATE SCH.	4	83,761	670,269	584,123	1.055	1.033	1.147	.320	.430	.90	.490	1.533
	COM OTHER	26	32,343	185,878	310,176	.619	.682	.599	.374	.403	1.14	.469	.858
	IND WHS/OFF	4	157,095	551,865	508,574	.767	.926	1.085	.461	.523	.85	.572	1.599
	IND WHS/TRK TER	9	84,516	467,734	459,748	1.162	1.209	1.017	.296	.387	1.19	.787	1.793

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

1980 – 2025 ASSESSMENT RATE HISTORY



- Mines, Gas & Electric, Pipelines, 60% → 16% < 73% >
 Water utility, Telecommunications

- Railroads 16% → 15% < 6% >

- Commercial 27% → 16% < 41% >

- Agriculture, Vacant land 16% → 15% < 6% >

- Residential rental 18% → 10% < 45% >

- Residential 15% → 10% < 33% >

- COUNTY TAX RATE \$2.31(1980) → \$2.67 (2024 rate) + 16%
- COCHISE COLLEGE RATE..... \$1.48(1980) → \$2.44 (2024 rate) + 165%

COCHISE COUNTY TAX RATE HISTORY



TAX YEAR 1980.....	\$ 2.3100
TAX YEAR 1990.....	\$ 2.7956
TAX YEAR 2000.....	\$ 2.9373
TAX YEAR 2010.....	\$ 2.6276
TAX YEAR 2024	\$ 2.7282

On the Horizon



- ❑ Staff Development - hiring & certification process
- ❑ New Construction - #1 Priority
- ❑ Commercial Property Cost/Conversion
- ❑ Land Re-Appraisal - Ongoing process
- ❑ Mobile Home Re-Appraisal – Much needed
- ❑ Resolution Tax Court Cases

End



**PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR**