

How Property Taxes are Calculated

Tax Levy on a \$100,000 Home

Assessed Value	\$100,000
X Assessment Ratio	<u>10%</u>
= Taxable Assessment	\$10,000

Divide by 100	\$ 100
X Tax Rate(s)	<u>\$3.92</u>
Tax Levy	\$392.00

ASSESSED VALUES

- FULL CASH VALUE
 - Assessed value of Property as determined by the Assessor or Department of Revenue “Centrally Assessed”
- LIMITED PROPERTY VALUE
 - Full Cash Value (above) except can only increase 10% per year.
 - Or 25% of difference of Between Prior Years FCV and Current Years Limited Value

TAX LEVY CLASSIFICATION

- **Primary Tax** - Tax Rate applied to Limited Property Value
 - County
 - City/Towns
 - School District (non-overrides)

- **Secondary Tax** – Tax Rate applied to Full Cash Value
 - Special Districts
 - Voter Approved Overrides
 - Voter Approved Debt

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Assessment Ratio Tax Year 2008

- Class 1 Mines, Utilities, Industrial 23%
 - (Ratio decreasing 1% per until 20% in tax year 2011)
- Class 2 Agricultural 16%
- Class 3 Owner-occupied Residential 10%
- Class 4 Leased or Rented Residential 10%
- Class 5 Railroad Airline Flight Property 21%

VOTER APPROVED PROPERTY TAX LIMITATIONS

Property Tax increase limited to 2% per year on existing property.

Applies to Primary Taxes **ONLY** for:

County

Community College

City/Towns

Total # of Tax Jurisdiction Levying a Property Tax in FY 2009

Subject to Limitation	6
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Not Subject to Limitation	<u>40</u>
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Total # of Tax Levies IN FY 2009	46
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TAX LEVIES SUBJECT TO 2% LIMITATION

- TOTAL TAX LEVIES

– Limited to a 2% increase	\$24,919,593	43%
– Not Limited to 2% increase	<u>\$33,502,863</u>	<u>57%</u>
– Total Tax Levies in Gila County	\$58,422,456	100%

ASSESSED VALUES IN GILA COUNTY

<u>Fiscal Year</u>	Current	New	Total
	<u>Assessed Value</u>	<u>Construction</u>	<u>Assessed Value</u>
FY 2005	\$351,3339,031	\$14,659,532	\$365,998,563
FY 2006	\$376,070,354	\$11,645,373	\$387,715,727
FY 2007	\$401,037,361	\$11,217,360	\$412,254,721
FY 2008	\$435,510,149	\$17,567,905	\$453,078,054
FY 2009	\$494,512,937	\$18,866,442	\$513,379,379

Average % increase in Assessed Value of Existing Property

<u>Fiscal Year</u>	<u>% Increase</u>
FY 2006	2.8%
FY 2007	3.4%
FY 2008	5.6%
FY 2009	9.1%

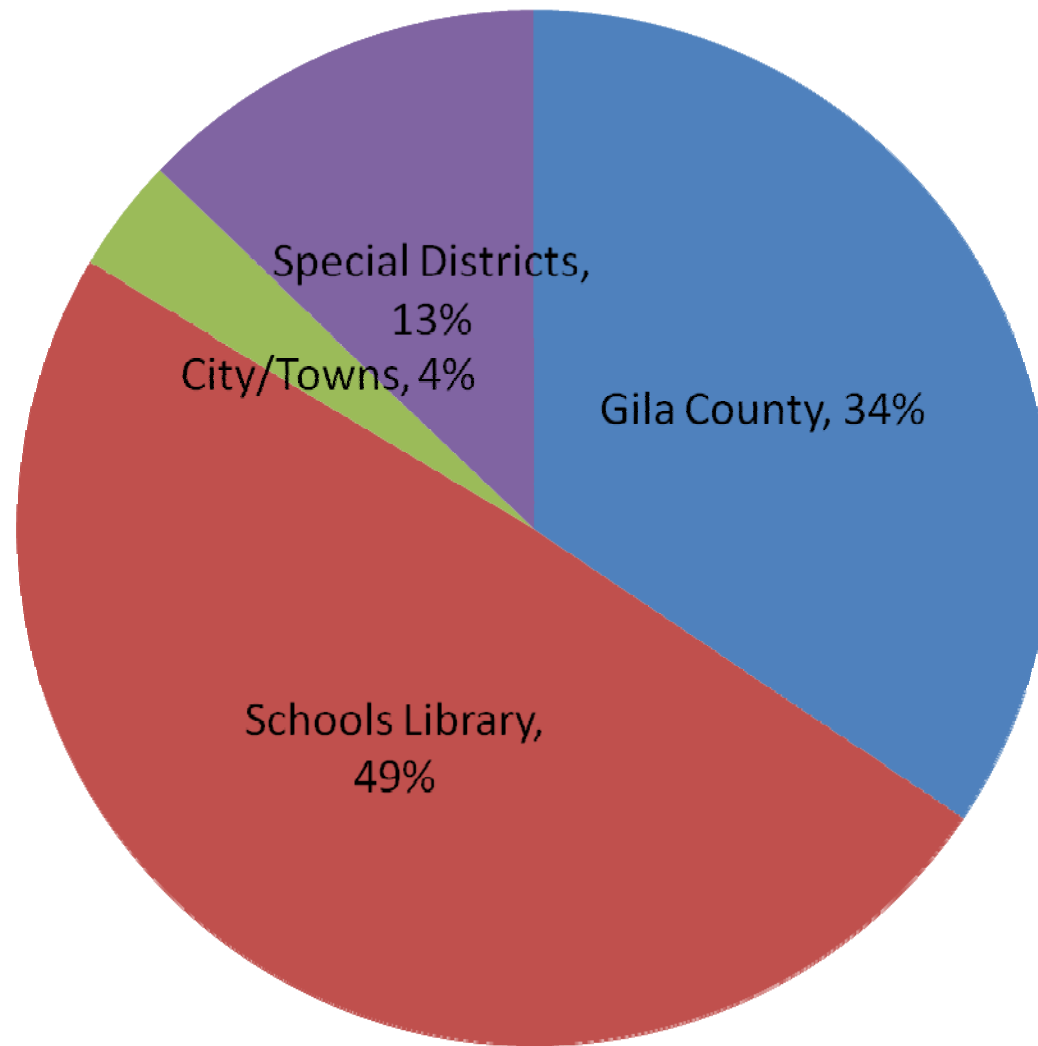
COUNTY PROPERTY TAX ON \$100,000 HOUSE (FY 2005)

<u>FISCAL YEAR</u>	<u>ASSESSED VALUE</u>	<u>TAX RATE</u>	<u>TAX LEVY</u>	<u>INCREASE (DECREASE)</u>
FY 2005	\$100,000	\$4.41	\$441.00	
FY 2006	\$102,752	\$4.41	\$453.14	\$12.14
FY 2007	\$106,282	\$4.35	\$462.33	\$ 9.19
FY 2008	\$112,278	\$4.11	\$461.46	\$(0.87)
FY 2009	\$122,546	\$3.92	\$480.38	\$18.91
Total 4 Year Increase				\$39.38
Average Increase per Year				\$ 9.84
% Average per Year				2.2%
% Average Inflation per Year				3.4%

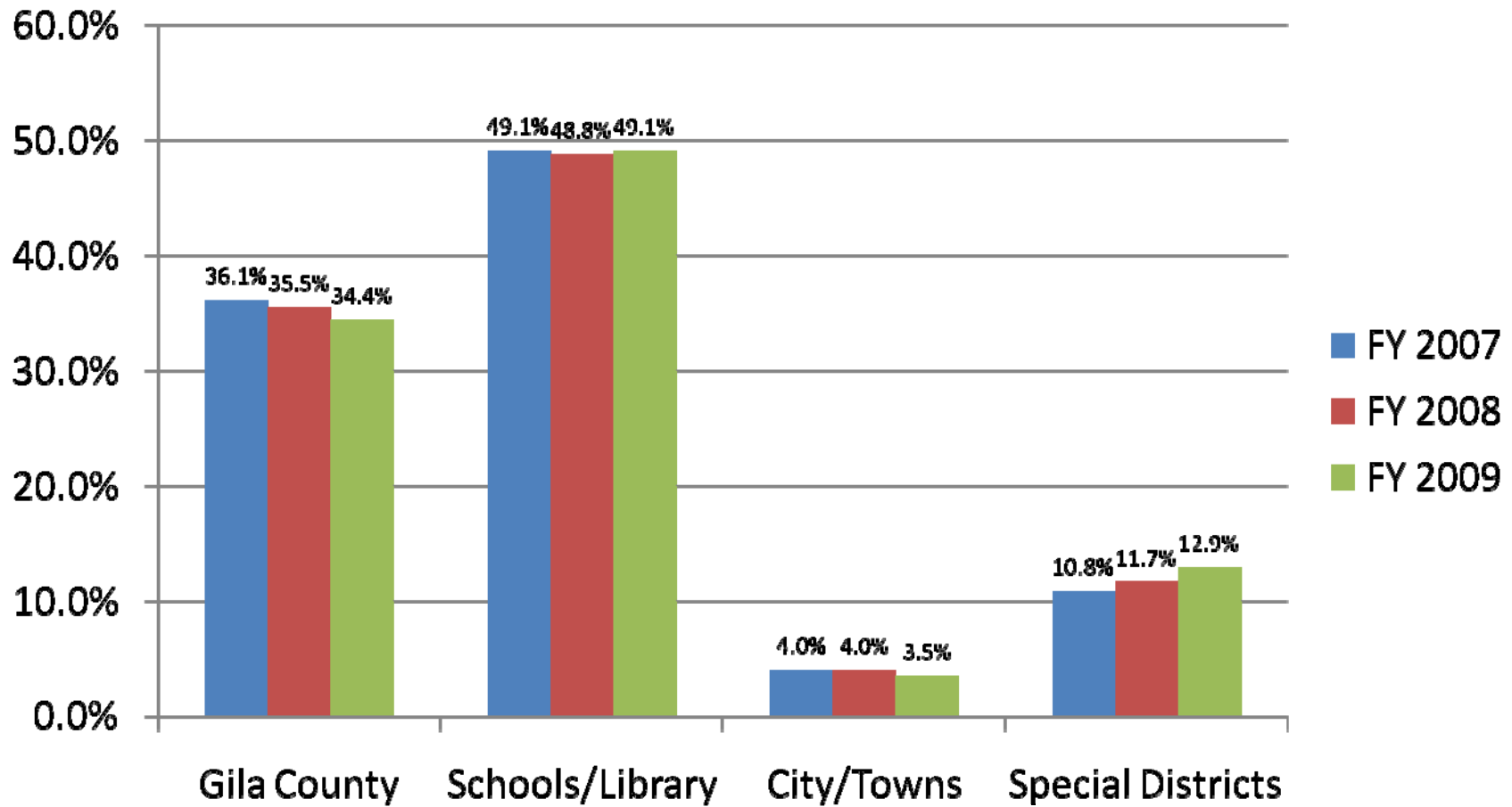
AVERAGE PROPERTY TAX RATES

<u>FISCAL YEAR</u>	<u>PRIMARY RATE</u>	<u>SECONDARY RATE</u>	<u>TOTAL</u>	<u>% CHANGE</u>
FY 2006	\$10.33	\$2.60	\$12.93	
FY 2007	\$ 9.47	\$ 2.52	\$ 11.99	(7.3%)
FY 2008	\$ 8.85	\$2.59	\$11.44	(4.6%)
FY 2009	\$8.55	\$2.53	\$11.08	(3.1%)
			TOTAL	(14.3%)
AVERAGE INCREASE IN ASSESSED VALUE (Existing Property)				18.1%

TAX LEVIES IN GILA COUNTY FY 2008-2009



% OF PROPERTY TAX LEVY



Board of Supervisors Authority Tax Rates

• Board of Supervisors Tax Levies	2
• Board of Supervisors (SLID)	5
• Statutory Levies	1
• Levies set by Other Elected Boards	<u>38</u>
– TOTAL TAX LEVIES	46