

# 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>\$3.75</u>
Tax Levy	\$375.00

# 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)
  - School Equalization - State
  
- **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 2009

- Class 1 Mines, Utilities, Industrial 22%
  - (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

Cities/Towns

Total # of Tax Jurisdiction Levying a Property Tax in FY 2010

Subject to Limitation	7
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Not Subject to Limitation	<u>42</u>
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Total # of Tax Levies in FY 2010	49
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# TAX LEVIES SUBJECT TO 2% LIMITATION

- TOTAL TAX LEVIES

– Limited to a 2% increase	\$27,248,457	43%
– Not Limited to 2% increase	<u>\$35,556,198</u>	<u>57%</u>
– Total Tax Levies in Gila County	\$62,804,655	100%

# GILA COUNTY - PRIMARY ASSESSED VALUE

<u>Fiscal Year</u>	Current	New	Total
	<u>Assessed Value</u>	<u>Construction</u>	<u>Assessed Value</u>
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
FY 2010	\$546,996,551	\$43,491,088	\$590,487,639

## 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%
FY 2010	6.5%

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

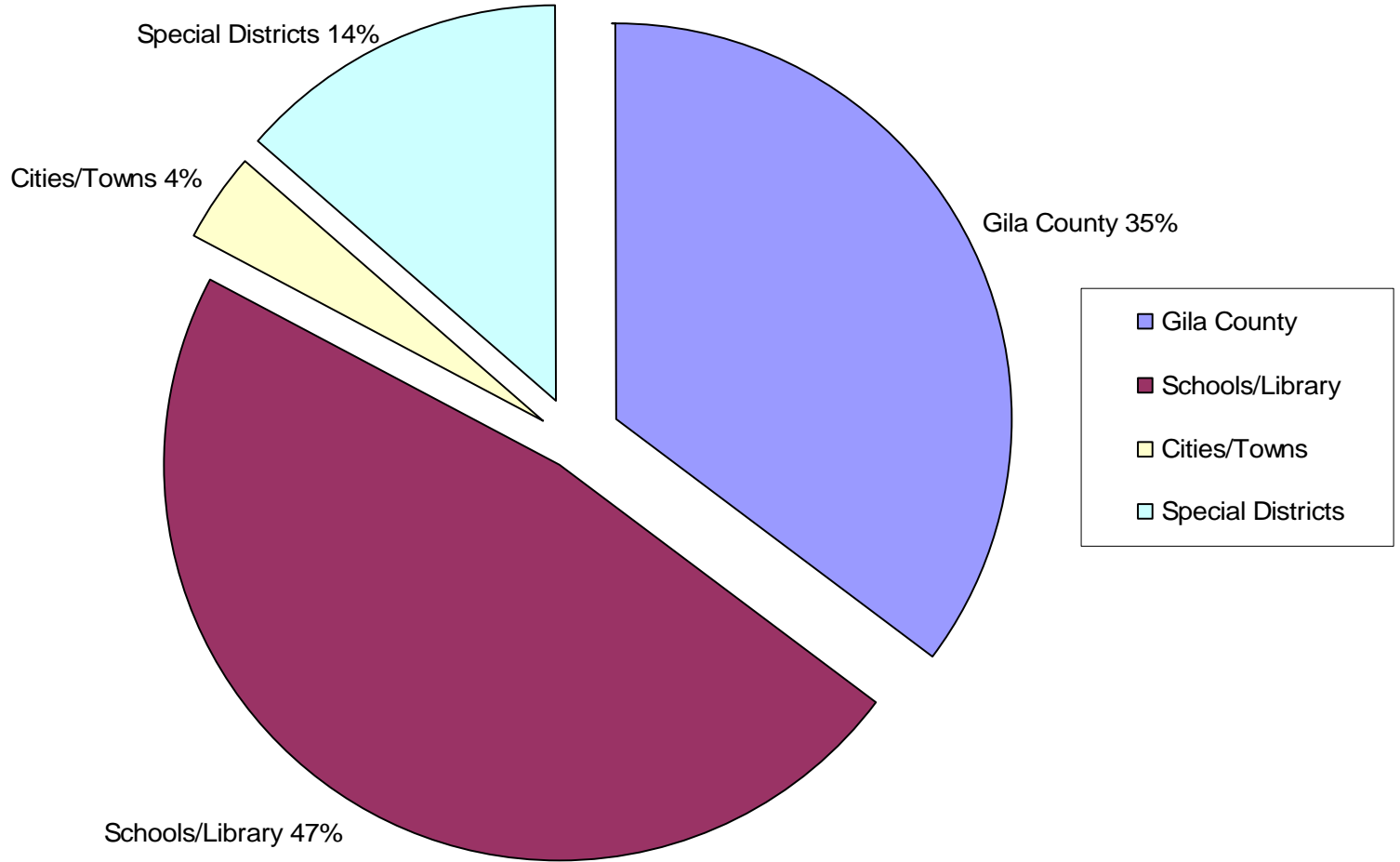
<u>FISCAL</u> <u>YEAR</u>	<u>ASSESSED</u> <u>VALUE</u>	<u>TAX</u> <u>RATE</u>	<u>TAX</u> <u>LEVY</u>	<u>INCREASE</u> <u>(DECREASE)</u>
FY 2005	\$100,000	\$4.41	\$441.00	
FY 2006	\$102,752	\$4.41	\$453.14	\$12.14
FY 2007	\$106,282	\$4.35	\$462.33	\$ 9.19
FY 2008	\$112,278	\$4.11	\$461.46	\$(0.87)
FY 2009	\$122,546	\$3.92	\$480.38	\$18.91
FY 2010	\$130,570	\$3.75	\$489.64	\$ 9.26
Total 5 Year Increase				\$48.64
Average Increase per Year				\$ 9.73
% Average per Year				1.95%
% Average Inflation per Year				3.4%

# AVERAGE PROPERTY TAX RATES

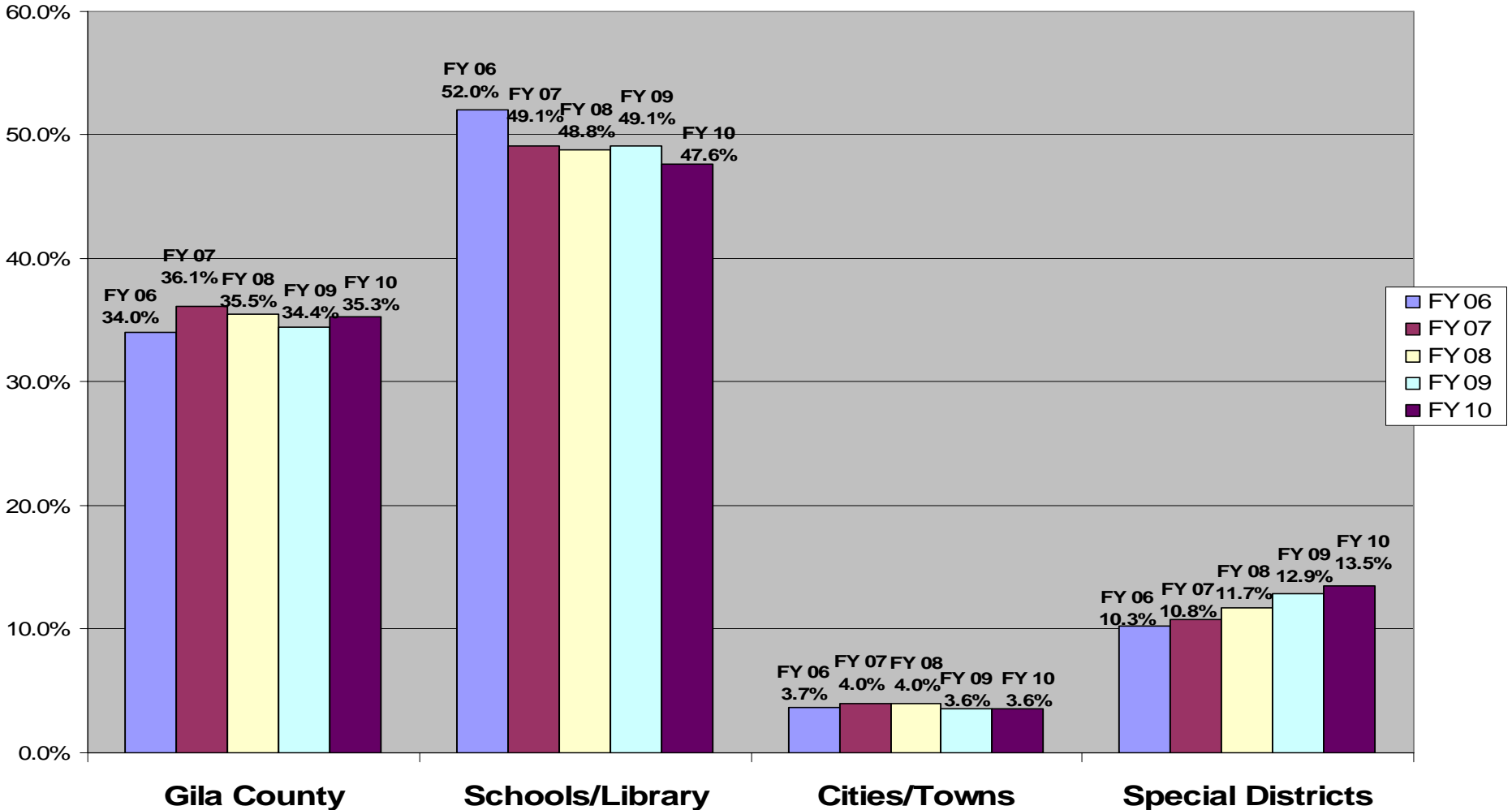
<u>FISCAL YEAR</u>	<u>PRIMARY RATE</u>	<u>SECONDARY RATE</u>	<u>TOTAL</u>	<u>% CHANGE</u>
FY 2006	\$10.33	\$2.60	\$12.93	
FY 2007	\$ 9.47	\$ 2.52	\$ 11.99	(7.3%)
FY 2008	\$ 8.85	\$2.59	\$11.44	(4.6%)
FY 2009	\$8.55	\$2.53	\$11.08	(3.2%)
FY 2010	\$8.22	\$2.20	\$10.42	(6.0%)
			TOTAL	(21.1%)
AVERAGE INCREASE IN ASSESSED VALUE (Existing Property)				24.6%

# TAX LEVIES in GILA COUNTY

## FY 2009-2010



# GILA COUNTY PROPERTY TAX LEVY %



# Board of Supervisor Authority Tax Rates

- Board of Supervisors Tax Levies 2
- Board of Supervisors (SLID) 7
- Statutory Levies 2
- Levies set by Other Elected Boards 38
- TOTAL TAX LEVIES 49

# GILA COUNTY

## TAX LEVIES & RATES COMPARISON

TOTAL LEVIES:		Tax Yr 2009		Tax Yr 2008		Tax Yr 2007		Tax Yr 2006		Tax Yr 2005	
<b><i>Primary</i></b>											
1	County	\$ 22,143,286	35.3%	\$ 20,124,472	34.4%	\$ 18,621,508	35.5%	\$ 17,928,132	36.1%	\$ 17,098,264	34.0%
1	Community College	\$ 3,117,103	5.0%	\$ 2,872,358	4.9%	\$ 2,712,578	5.2%	\$ 2,556,391	5.1%	\$ 2,437,956	4.8%
5	Cities and Towns	\$ 1,988,068	3.2%	\$ 1,922,762	3.3%	\$ 1,871,239	3.6%	\$ 1,829,699	3.7%	\$ 1,778,023	3.5%
7	<b><u>Sub-T Primary 2% Limit</u></b>	<b>\$ 27,248,457</b>	<b>43.5%</b>	<b>\$ 24,919,592</b>	<b>42.6%</b>	<b>\$ 23,205,325</b>	<b>44.3%</b>	<b>\$ 22,314,222</b>	<b>44.9%</b>	<b>\$ 21,314,243</b>	<b>42.3%</b>
7	School Districts	\$ 19,308,659	30.7%	\$ 18,984,170	32.5%	\$ 16,912,741	32.2%	\$ 16,740,708	33.7%	\$ 17,061,240	33.9%
1	School Equalization	\$ 1,952,152	3.1%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ 1,689,665	3.4%
15	<b><u>Total Primary</u></b>	<b>\$ 48,509,268</b>	<b>77.3%</b>	<b>\$ 43,903,762</b>	<b>75.1%</b>	<b>\$ 40,118,066</b>	<b>76.5%</b>	<b>\$ 39,054,930</b>	<b>78.6%</b>	<b>\$ 40,065,148</b>	<b>79.6%</b>
<b><i>Secondary</i></b>											
1	Library District	\$ 1,299,487	2.1%	\$ 1,148,406	2.0%	\$ 955,805	1.8%	\$ 844,535	1.7%	\$ 792,282	1.6%
1	Fire Assistance	\$ 649,744	1.0%	\$ 574,203	1.0%	\$ 477,903	0.9%	\$ 422,268	0.8%	\$ 396,141	0.8%
24	Special Districts	\$ 7,869,124	12.5%	\$ 6,946,102	11.9%	\$ 5,681,073	10.8%	\$ 4,935,240	9.9%	\$ 4,805,937	9.5%
1	Cities and Towns	\$ 258,444	0.4%	\$ 150,000	0.3%	\$ 205,000	0.4%	\$ 160,000	0.3%	\$ 120,000	0.2%
7	School Districts	\$ 4,218,588	6.7%	\$ 5,699,983	9.8%	\$ 5,042,866	9.6%	\$ 4,263,179	8.6%	\$ 4,179,842	8.3%
34	<b><u>Total Secondary</u></b>	<b>\$ 14,295,387</b>	<b>22.7%</b>	<b>\$ 14,518,694</b>	<b>25.0%</b>	<b>\$ 12,362,647</b>	<b>23.5%</b>	<b>\$ 10,625,222</b>	<b>21.3%</b>	<b>\$ 10,294,202</b>	<b>20.4%</b>
49	<b><u>Total Levies</u></b>	<b>\$ 62,804,655</b>	<b>100.0%</b>	<b>\$ 58,422,456</b>	<b>100.0%</b>	<b>\$ 52,480,713</b>	<b>100.0%</b>	<b>\$ 49,680,152</b>	<b>100.0%</b>	<b>\$ 50,359,350</b>	<b>100.0%</b>

# GILA COUNTY

## TAX LEVIES & RATES COMPARISON

<b>NET ASSESSED VALUATION:</b>	<b>Tax Yr 2009</b>	<b>Tax Yr 2008</b>	<b>Tax Yr 2007</b>	<b>Tax Yr 2006</b>	<b>Tax Yr 2005</b>
<i><b>Primary</b></i>	590,487,639	513,379,379	453,078,054	412,254,721	387,715,727
<i><b>Secondary</b></i>	649,743,734	574,203,136	477,902,533	422,267,703	396,140,946
<b>NEW CONSTRUCTION:</b>	43,491,088	18,866,442	17,567,905	11,217,360	11,645,373
<i><b>New Construction % Change</b></i>	130.5%	7.4%	56.6%	-3.7%	
<b>AVERAGE PROPERTY TAX RATES:</b>					
<i><b>Primary</b></i>	\$ 8.2151	\$ 8.5519	\$ 8.8546	\$ 9.4735	\$ 10.3336
<i><b>Secondary</b></i>	\$ 2.2002	\$ 2.5285	\$ 2.5869	\$ 2.5162	\$ 2.5986
<i><b>Total Average Tax Rate</b></i>	\$ 10.4153	\$ 11.0804	\$ 11.4415	\$ 11.9897	\$ 12.9322
<i><b>Total Average % Change</b></i>	-6.0%	-3.2%	-4.6%	-7.3%	
<b>NAV Before NEW CONSTRUCTION - Primary:</b>					
<i><b>Curr NAV Before New Const</b></i>	546,996,551	494,512,937	435,510,149	401,037,361	376,070,354
<i><b>Curr Net Change Before New Construction</b></i>	33,617,172	41,434,883	23,255,428	13,321,634	10,071,791
<i><b>NAV Average % Change BNC</b></i>	6.5%	9.1%	5.6%	3.4%	2.8%
<b>COUNTY ASSESSED VALUE on \$100,000 FY05 - Primary:</b>					
<i><b>Assessed Value Base on FY05</b></i>	130,570	122,546	112,278	106,282	102,752
<i><b>General County Tax Rate</b></i>	\$ 3.75	\$ 3.92	\$ 4.11	\$ 4.35	\$ 4.41
<b>COUNTY TAX on \$100,000 FY05</b>	\$ 489.64	\$ 480.38	\$ 461.46	\$ 462.33	\$ 453.14
<i><b>Tax Rate \$\$ Change FY05</b></i>	\$ 9.26	\$ 18.92	\$ (0.87)	\$ 9.19	\$ 12.14
<i><b>Tax Rate Average % Change</b></i>	1.9%	4.1%	-0.2%	2.0%	2.8%