



P I N A L • C O U N T Y
wide open opportunity

31 North Pinal Street, Building E, P. O. Box 709, Florence, AZ 85232
T 520.866.6361 F 520.866.6353 <http://pinalcountyaz.gov/departments/Assessor>

Combination of Parcels Application

General Requirements and Information

The combination must be requested by the owner of record. All parcels combined must be contiguous, have the same ownership, vesting, and Tax Area Codes. The parcels to be combined must be described in the legal description of the current deed of record as one parcel to clarify the combination of parcels and to correct possible vesting issues. These requirements will be checked during the review process.

Applications require a \$100 non-refundable filing fee. This fee does not include recording fees for the survey, or documents needed to correct the legal description, ownership and vesting of the combined parcels. A recorded survey or subdivision plat demarcating the property boundaries of all parcels to be combined is required. Property owners may verify with the Assessor's Office that the parcels can be combined before obtaining the survey.

In most cases the combination is approved the same day the completed application is received, but can take up to 30 working days. The Assessor's Office reserves the right to place this application on hold if, during the review process, the information provided is found to be inaccurate or incomplete. The applicant will be notified if the application is placed on hold. Applications will be returned if Part A, Part B and the Waiver of Claims, at minimum, are not completed.

When property boundaries are changed, the Assessor is required to assign a new parcel number in a future valuation year, according to state statutory and constitutional requirements. This is done so the property owner can be notified of the parcel value and given an opportunity to appeal that value. It is the owner's responsibility to see that taxes are paid on the original parcels up to the valuation year of the new parcel. The valuation year will be noted on this application for your records.

Please initial that you have read and understand the above _____

Please read the following carefully to determine which portions* of this application apply to your Combination of Parcels

If the parcels are within an existing County or a City/Town approved subdivision and the subdivision plat demarcates the property boundaries of all parcels to be combined, complete **Part A** and **Part B**.

If the parcels to be combined are **not** in a subdivision, and a survey** is submitted with this application demarcating the property boundaries of all parcels to be combined, complete **Part A** and **Part B**.

If the parcels are being combined for a County minor land division (MLD) or a City/Town land division for which a survey is required, submit a copy of that survey and complete **Part A** and **Part B**.

If the parcels to be combined have not been surveyed, complete **Part A**, **Part B**, **Part C**, of this application. Please refer to **Part C** for survey requirements. The surveyor may also need to review these requirements prior to doing the survey.

* **Note:** It is the responsibility of the applicant to submit a completed application (Parts A, B & C, as needed) **before** submission. If you have any questions, please contact the Assessor's Office for assistance.

****Note:** The survey must have a Registered Land Surveyor stamp.

PART A

THIS PARCEL COMBINATION IS SCHEDULED TO BE ADDED TO THE 201 VALUATION YEAR.

THE FOLLOWING INFORMATION IS TO BE FILLED OUT BY APPLICANT AND OWNER

Notarized Property Owner signature(s) required. This part must be completed before Part B.

ASSESSOR PARCEL NUMBERS TO BE COMBINED: _____

APPLICANT NAME:

DAYTIME PHONE:

MESSAGE PHONE:

MAILING ADDRESS:

ACKNOWLEDGEMENTS:

I am in compliance with ARS §42-15058 with regard to land combinations.

Signature of Property Owner(s): _____ Date: _____

_____ Date: _____

Printed Name of Property Owner(s): _____

State of Arizona

County of Pinal

The foregoing instrument was acknowledged before me this _____ by _____

My Commission Expires: _____

Notary

PART B

Part B must be completed **before** submitting application to the Assessor's Office for review.

TO BE COMPLETED BY THE COUNTY OR CITY/TOWN PLANNING & DEVELOPMENT SERVICES

1. County or City/Town Planning & Development:

This combination is within our jurisdiction and meets minimum requirements. Existing structures fall within set back requirements.

REVIEWED BY: _____ TITLE: _____

DATE: _____ PHONE NO. & EXT.: _____ COMMENTS: _____

TO BE COMPLETED BY THE PINAL COUNTY TREASURER'S OFFICE

Any delinquencies MUST be paid before the combination will be approved.

2. Treasurer's Office:

A. _____ (And prior) Amount Due: \$ _____ B. _____ Property Taxes Due: \$ _____
YEAR YEAR

COMMENTS: _____

REVIEWED BY:

DATE:

EXTENSION:

PART C

Only complete Part C if the parcels to be combined have **not** yet been surveyed.

Please read page 1 of this application to determine if this Part is necessary for your **Combination of Parcels**.

TO BE COMPLETED BY THE SURVEYOR

To the best of my knowledge, I certify that visible structures and existing improvements to the property surveyed are shown on the survey submitted.

SURVEYOR SIGNATURE _____

RLS# _____

PHONE _____

SECTION: _____

TOWNSHIP: _____

RANGE: _____

Survey must be of subject properties only. All survey maps may be 18" x 24" or 24" x 36" in size, with a 2" margin at the left and 1/2" margins at the top, bottom, and right sides. The survey must also have a title that states "RECORD OF SURVEY COMBINATION OF PARCELS" with the Section, Township and Range stated below the title. If parcels are being combined for a County (MLD) or City/Town land division, the survey of that land division will satisfy this requirement provided a dashed line showing the original parcel configuration is shown. Title block should then read: *Combination/Minor Land Division*. Per ARS §11-481, the County Recorder's Office has criteria that must be followed. The surveyor should check with the Pinal County Recorders Office for any additional requirements. Surveys must be printed on material that meets Recorders requirements. A copy of the recorded survey must be submitted with this application.

Assessor's Office Review

THIS PARCEL COMBINATION IS SCHEDULED TO BE ADDED TO THE **201** VALUATION YEAR.

TO BE COMPLETED BY ASSESSOR'S OFFICE PERSONNEL

INITIAL	CHECK LIST	NOTES	
	Ownership is same on all parcels to be combined		
	Vesting is correct for combining subject parcels		
	Survey or Plat has all applicable information needed for combination	Book	Page
	Tax Area Codes are the same for subject parcels		
	Recorded Legal Description describing one parcel		
	\$100.00 filing fee was received and deposited with the Treasurer's Office		

APPROVED BY: _____ DATE: _____ EXTENSION: _____

Comments or special instructions:

WAIVER OF CLAIMS AGAINST PINAL COUNTY

I acknowledge that the approval of my request for COMBINATION OF PARCELS may affect existing rights to use, divide, sell or possess the subject property and I hereby waive any and all rights to claim compensation for diminution in value pursuant to A.R.S. sec. 12-1134 which may now or in the future exist as a result of this COMBINATION OF PARCELS and the conditions imposed in conjunction with the COMBINATION OF PARCELS.

Signature of Property Owner(s):

_____ Date: _____

_____ Date: _____

_____ Date: _____

Printed Name of Property Owner(s):

State of Arizona
County of Pinal

The foregoing instrument was acknowledged before me this _____ by _____

My Commission Expires: _____

Notary

(This Waiver must be signed by any and all lawful owners of the subject property including but not limited to all parties listed on the deed. If the Applicant is the authorized Agent of an entity owner of the subject property, the Applicant must provide a copy of such documents which authorize the Agent/Agency to act on the owners behalf.)

Arizona Revised Statute

12-1134. Diminution in value; just compensation

(Caution: 1998 Prop. 105 applies)

A. If the existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law.

B. This section does not apply to land use laws that:

1. Limit or prohibit a use or division of real property for the protection of the public's health and safety, including rules and regulations relating to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, and pollution control;
2. Limit or prohibit the use or division of real property commonly and historically recognized as a public nuisance under common law;
3. Are required by federal law;
4. Limit or prohibit the use or division of a property for the purpose of housing sex offenders, selling illegal drugs, liquor control, or pornography, obscenity, nude or topless dancing, and other adult oriented businesses if the land use laws are consistent with the constitutions of this state and the United States;
5. Establish locations for utility facilities;
6. Do not directly regulate an owner's land; or
7. Were enacted before the effective date of this section.

C. This state or the political subdivision of this state that enacted the land use law has the burden of demonstrating that the land use law is exempt pursuant to subsection B.

D. The owner shall not be required to first submit a land use application to remove, modify, vary or otherwise alter the application of the land use law to the owner's property as a prerequisite to demanding or receiving just compensation pursuant to this section.

E. If a land use law continues to apply to private real property more than ninety days after the owner of the property makes a written demand in a specific amount for just compensation to this state or the political subdivision of this state that enacted the land use law, the owner has a cause of action for just compensation in a court in the county in which the property is located, unless this state or political subdivision of this state and the owner reach an agreement on the amount of just compensation to be paid, or unless this state or political subdivision of this state amends, repeals, or issues to the landowner a binding waiver of enforcement of the land use law on the owner's specific parcel.

F. Any demand for landowner relief or any waiver that is granted in lieu of compensation runs with the land.

G. An action for just compensation based on diminution in value must be made or forever barred within three years of the effective date of the land use law, or of the first date the reduction of the existing rights to use, divide, sell or possess property applies to the owner's parcel, whichever is later.

H. The remedy created by this section is in addition to any other remedy that is provided by the laws and constitution of this state or the United States and is not intended to modify or replace any other remedy.

I. Nothing in this section prohibits this state or any political subdivision of this state from reaching an agreement with a private property owner to waive a claim for diminution in value regarding any proposed action by this state or a political subdivision of this state or action requested by the property owner.