

Pinal County Property Tax Rate and Levy Comparison

August 12, 2015



PINAL • COUNTY

Wide open opportunity

Strategic Business Plan

Board of Supervisors

Performance Measure: Will not raise the primary property tax rate through fiscal year 2017-2018.

- *State Cost/Revenue shifts 08/09-14/15 were \$19.1M*
- *State Cost/Revenue shifts 15/16 estimated at \$6.7M (4.6M new)*

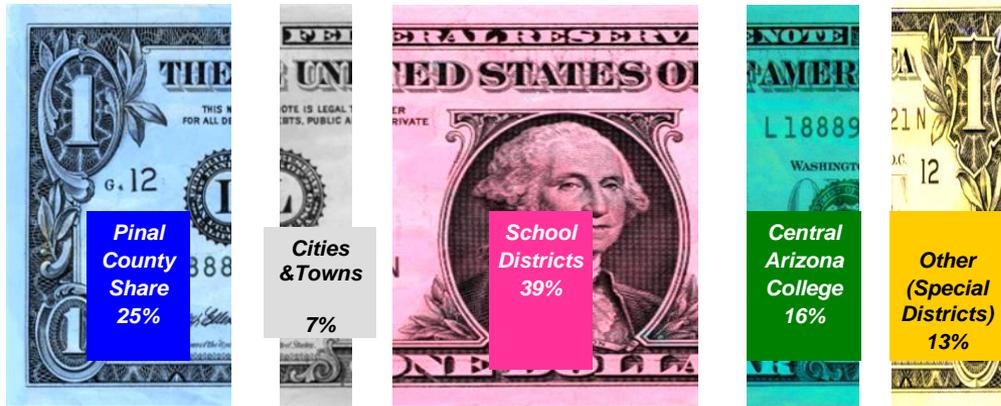
County Manager's Office

Annual Performance Measure: Provide an annual report of tax rate and primary levy per capita.

Office of Management and Budget

Strategic Goal: By fiscal year 2015-2016, the County's Primary Property tax revenue as a percentage of aggregate personal income will be less than 1.00%.

Where Your Tax Dollars Go



On average, the FY 2015-2016 Pinal County portion of the tax levy is roughly 25 cents of your tax dollar. This is down from 31 cents in FY 2010-2011.

Prior Year Comparison

FY 2014-2015

- Pinal had the 3rd highest primary property tax rate in the State at \$3.7999.
- Pinal County had the 4th highest combined property tax rate in the state at \$4.0669
- Pinal County had the 7th highest (median) primary property tax levy per capita at \$193, which was \$20 or 11% higher than the state average

Last Year's Countywide Average Rates

FY 2014-2015

County	Primary Rate	Secondary Rate	Total Rate
Apache	\$3.10	\$2.77	\$5.87
Cochise	\$10.78	\$1.94	\$12.72
Coconino	\$5.83	\$3.41	\$9.24
Gila	\$10.72	\$3.23	\$13.95
Graham	\$10.47	\$1.63	\$12.10
Greenlee	\$3.28	\$0.65	\$3.93
La Paz	\$7.64	\$3.13	\$10.77
Maricopa	\$8.27	\$4.13	\$12.40
Mohave	\$8.15	\$3.10	\$11.25
Navajo	\$6.46	\$3.74	\$10.20
Pima	\$11.45	\$4.34	\$15.79
Pinal	\$11.59	\$4.10	\$15.69
Santa Cruz	\$9.45	\$3.66	\$13.11
Yavapai	\$8.10	\$3.10	\$11.20
Yuma	\$9.76	\$2.57	\$12.33
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AZ State Average FY 14/15	\$8.75	\$3.92	\$12.67
AZ State Average FY 13/14	\$8.52	\$4.02	\$12.54
AZ State Average FY 12/13	\$7.89	\$3.87	\$11.75

Source: Arizona Department of Revenue

1% Primary Cap Illustration (Residential)

Previous Law FY 14/15

Primary Value	\$ 109,351
Ratio	10%
Net Assessed Value	10,935
1% Limit	\$ 1,093.51

FY 14/15 Tax Illustration							
Taxing Authority	Tax Rate	Tax	School Reduction (State Paid)	Reduction		Effective Tax Rate	Tax 1%
Pinal County	3.7999	\$ 415.52		\$ 46.76	35.5%	3.3723	\$ 368.77
Central Arizona Community College	1.9103	\$ 208.89		\$ 23.51	17.9%	1.6953	\$ 185.39
City of Maricopa	4.9842	\$ 545.03		\$ 61.33	46.6%	4.4234	\$ 483.70
School District	5.1646	\$ 564.75	\$ 564.75			0.0000	\$ 0.00
School Equalization	0.5089	\$ 55.65				0.5089	\$ 55.65
Totals	16.3679	\$ 1,789.85	\$ 564.75	\$ 131.59		10.0000	\$ 1,093.51
Tax above the 1% Cap	6.3679	696.34					

1% Primary Cap Illustration (Residential)

IF Previous Law FY 15/16

Primary Value	\$ 109,351
Ratio	10%
Net Assessed Value	10,935
1% Limit	\$ 1,093.51

FY 15/16 Tax Illustration			If Previous Law				
Taxing Authority	Tax Rate	Tax	School Reduction (State Paid)	Reduction		Effective Tax Rate	Tax 1%
Pinal County	3.9999	\$ 437.39		\$ 62.74	36.1%	3.4262	\$ 374.66
Central Arizona Community College	2.3000	\$ 251.51		\$ 36.07	20.7%	1.9701	\$ 215.43
City of Maricopa	4.7845	\$ 523.19		\$ 75.04	43.2%	4.0983	\$ 448.15
School District	5.3282	\$ 582.64	\$ 582.64			0.0000	\$ 0.00
School Equalization	0.5054	\$ 55.27				0.5054	\$ 55.27
Totals	16.9180	\$ 1,850.00	\$ 582.64	\$ 173.85		10.0000	\$ 1,093.51
Tax above the 1% Cap	6.9180	756.49					

1% Primary Cap Illustration (Residential)

IF School Held Harmless FY 15/16

Primary Value	\$ 109,351
Ratio	10%
Net Assessed Value	10,935
1% Limit	\$ 1,093.51

FY 15/16 Tax Illustration			School Held Harmless			
Taxing Authority	Tax Rate	Tax	Reduction		Effective Tax Rate	Tax 1%
Pinal County	3.9999	\$ 437.39	\$ 272.99	36.1%	1.5035	\$ 164.41
Central Arizona Community College	2.3000	\$ 251.51	\$ 156.97	20.7%	0.8645	\$ 94.54
City of Maricopa	4.7845	\$ 523.19	\$ 326.53	43.2%	1.7984	\$ 196.66
School District	5.3282	\$ 582.64			5.3282	\$ 582.64
School Equalization	0.5054	\$ 55.27			0.5054	\$ 55.27
Totals	16.9180	\$ 1,850.00	\$ 756.49		10.0000	\$ 1,093.51
Tax above the 1% Cap	6.9180	756.49				

Note: In practice, potentially the “offending” jurisdictions will pay for the school districts’ taxes instead of the State. Reduced “Effective Tax Rates” are shown just for illustrative purposes.

1% Primary Cap Illustration (Residential)

IF School Reduced FY 15/16

Primary Value	\$ 109,351
Ratio	10%
Net Assessed Value	10,935
1% Limit	\$ 1,093.51

FY 15/16 Tax Illustration			School Tax Rate Reduced			
Taxing Authority	Tax Rate	Tax	Reduction		Effective Tax Rate	Tax 1%
Pinal County	3.9999	\$ 437.39	\$ 184.36	24.4%	2.3139	\$ 253.03
Central Arizona Community College	2.3000	\$ 251.51	\$ 106.01	14.0%	1.3305	\$ 145.50
City of Maricopa	4.7845	\$ 523.19	\$ 220.53	29.2%	2.7678	\$ 302.66
School District	5.3282	\$ 582.64	\$ 245.59	32.5%	3.0823	\$ 337.06
School Equalization	0.5054	\$ 55.27			0.5054	\$ 55.27
Totals	16.9180	\$ 1,850.00	\$ 756.49		10.0000	\$ 1,093.51

Note: In practice, potentially the “offending” jurisdictions will pay for a portion of the school districts’ taxes instead of the State. Reduced “Effective Tax Rates” are shown just for illustrative purposes.

Commercial Property Illustration (1% Cap does not apply)

	FY 14/15		FY 15/16
Primary Value	\$ 1,221,573	Primary Value	\$ 1,221,573
Ratio	0.19	Ratio	0.185
Exemptions	\$ 26,863	Exemptions	\$ 26,863
Net Assessed Value	205,236	Net Assessed Value	199,128

Taxing Authority	FY 14/15 Tax Illustration		FY 15/16 Tax Illustration		Variance
	Tax Rate	Tax	Tax Rate	Tax	
Pinal County	3.7999	\$ 7,798.76	3.9999	\$ 7,964.92	\$ 166.16
Central Arizona Community College	1.9103	\$ 3,920.62	2.3000	\$ 4,579.94	\$ 659.32
City of Maricopa	4.9842	\$ 10,229.37	4.7845	\$ 9,527.28	\$ (702.09)
School District	5.1646	\$ 10,599.61	5.3282	\$ 10,609.94	\$ 10.33
School Equalization	0.5089	\$ 1,044.45	0.5054	\$ 1,006.39	\$ (38.05)
Totals	16.3679	\$ 33,592.80	16.9180	\$ 33,688.48	\$ 95.67

Property Tax Rate Comparison

FY 2015-2016

County	% Change in Primary Rate from Previous Year	Adopted Primary Rate	Adopted Secondary Rate	Combined Rate	Levy per \$1.00 of Rate
Apache	8%	0.5202	1.3712	1.8914	\$ 4,766,777
Greenlee	2%	0.5626	0.5000	1.0626	\$ 3,693,738
Coconino	2%	0.5735	0.9056	1.4791	\$ 12,878,464
Navajo	3%	0.8417	0.8500	1.6917	\$ 6,933,573
Maricopa	3%	1.3609	0.2148	1.5757	\$ 342,677,176
Yavapai	-1%	1.9317	0.3727	2.3044	\$ 22,530,371
Mohave	8%	1.9696	0.8736	2.8432	\$ 16,458,050
Graham	6%	2.3071	0.0953	2.4024	\$ 2,039,584
La Paz	3%	2.3567	0.0000	2.3567	\$ 2,018,646
Yuma	10%	2.4132	1.1772	3.5904	\$ 11,035,838
Cochise	0%	2.6276	0.4048	3.0324	\$ 9,092,088
Santa Cruz	4%	3.8086	0.7617	4.5703	\$ 3,121,050
Pinal	5%	3.9999	0.2670	4.2669	\$ 20,460,405
Gila	0%	4.1900	0.2425	4.4325	\$ 4,776,900
Pima	3%	4.3877	1.5088	5.8965	\$ 75,829,760
State Average FY 15/16		2.2567	0.6363	2.8931	\$ 35,887,495
State Average FY 14/15		2.1779	0.6391	2.8170	\$ 35,165,274

Sources: County Websites, Discussions with County staff, and AZ Office of Employment and Population Statistics.

Note: Secondary rates include those that are county wide and controlled by the Board of Supervisors, however, it is important to note that secondary levies vary in purpose.

Adopted Primary Levy per Capita FY 2015-2016

County	Adopted Levy	County Total Population	Adopted Primary Levy Per Person
Apache	\$ 2,547,543	71,868	\$ 35
Coconino	\$ 8,817,093	139,372	\$ 63
Navajo	\$ 7,009,427	109,185	\$ 64
Maricopa	\$ 471,193,529	4,008,651	\$ 118
Graham	\$ 4,706,194	38,315	\$ 123
Yuma	\$ 27,036,032	212,012	\$ 128
Mohave	\$ 33,203,291	204,000	\$ 163
Cochise	\$ 24,189,248	129,628	\$ 187
Yavapai	\$ 44,026,986	215,357	\$ 204
Pinal	\$ 82,299,844	396,237	\$ 208
La Paz	\$ 4,757,403	21,205	\$ 224
Santa Cruz	\$ 12,087,325	49,554	\$ 244
Greenlee	\$ 2,619,093	10,476	\$ 250
Pima	\$ 334,358,574	1,007,162	\$ 332
Gila	\$ 20,015,211	54,219	\$ 369
Average			\$ 181

*Improved efficiency significantly since 2010-11 from \$272 per capita to \$208 per capita in FY 2015-16, a 24% reduction.

Primary Net Assessed Value per Capita FY 2015-2016

County	NAV	County Total Population	NAV (primary) Per Capita
Pinal	\$ 2,057,547,539	396,237	5,193
Yuma	\$ 1,120,339,466	212,012	5,284
Graham	\$ 203,987,430	38,315	5,324
Santa Cruz	\$ 317,369,243	49,554	6,405
Apache	\$ 489,723,760	71,868	6,814
Cochise	\$ 920,583,346	129,628	7,102
Pima	\$ 7,620,360,872	1,007,162	7,566
Navajo	\$ 832,770,227	109,185	7,627
Mohave	\$ 1,685,788,536	204,000	8,264
Maricopa	\$ 34,623,670,292	4,008,651	8,637
Gila	\$ 477,690,000	54,219	8,810
La Paz	\$ 201,864,620	21,205	9,520
Yavapai	\$ 2,279,183,414	215,357	10,583
Coconino	\$ 1,537,418,134	139,372	11,031
Greenlee	\$ 465,533,772	10,476	44,438

Historical Assessed Valuation

Fiscal Year	Primary Assessed Valuation	% Change
FY 2006-07	1,472,159,592	21.37%
FY 2007-08	1,908,801,658	29.66%
FY 2008-09	2,473,499,660	29.58%
FY 2009-10	2,880,552,087	16.46%
FY 2010-11	2,546,948,819	-11.58%
FY 2011-12	2,160,151,166	-15.70%
FY 2012-13	2,153,783,739	-0.29%
FY 2013-14	1,988,882,373	-7.66%
FY 2014-15	2,005,151,766	0.82%
FY 2015-16	2,057,547,528	2.61%

Historical Primary Property Tax Levies

Fiscal Year	Tax Rate	Tax Levy	Variance	Population
FY 2006-07	\$4.4532	\$65,558,211		304,889
FY 2007-08	\$4.1442	\$79,104,558	\$13,546,347	333,977
FY 2008-09	\$3.5614	\$88,091,217	\$8,986,659	358,190
FY 2009-10	\$3.3575	\$96,714,536	\$8,623,319	364,995
FY 2010-11	\$3.9999	\$102,487,281	\$5,772,745	376,369
FY 2011-12	\$3.9999	\$86,403,886	(\$16,083,394)	384,231
FY 2012-13	\$3.7999	\$81,841,628	(\$4,562,258)	389,192
FY 2013-14	\$3.7999	\$75,575,541	(\$6,266,087)	393,813
FY 2014-15	\$3.7999	\$76,193,762	\$618,221	396,237
FY 2015-16	\$3.9999	\$82,299,844	\$6,106,082	396,237

Primary Property Tax Rate Comparison

FY 2015-2016

County	Max Allowable Rate	Adopted Primary Rate	% of Maximum Rate Adopted	Levy per \$1.00 of Primary Rate
Pinal	6.0737	3.9999	66%	\$ 20,575,475
Gila	6.0362	4.1900	69%	\$ 4,776,900
Cochise	3.5764	2.6276	73%	\$ 9,205,833
Maricopa	1.8148	1.3609	75%	\$ 346,236,703
Mohave	2.4055	1.9696	82%	\$ 16,857,885
Yavapai	2.2741	1.9317	85%	\$ 22,791,834
Santa Cruz	4.4547	3.8086	85%	\$ 3,173,692
Pima	5.1006	4.3877	86%	\$ 76,203,609
Graham	2.4972	2.3071	92%	\$ 2,039,874
Yuma	2.5632	2.4132	94%	\$ 11,203,395
Navajo	0.8586	0.8417	98%	\$ 8,327,702
La Paz	2.3567	2.3567	100%	\$ 2,018,646
Greenlee	0.5626	0.5626	100%	\$ 4,655,338
Apache	0.5202	0.5202	100%	\$ 4,897,238
Coconino	0.5735	0.5735	100%	\$ 15,374,181

*In FY 2010-2011, Pinal County taxed 100% of the max allowable rate and has since decreased by 34%.

Rankings by 2013 Per Capita Personal Income and Change Over Time

Ranked by 2013 Per Capita Personal Income		
	County	2013
1	Maricopa	\$40,030
2	Greenlee	\$37,355
3	Pima	\$37,063
4	Cochise	\$36,612
5	Coconino	\$35,933
6	Gila	\$33,762
7	Yavapai	\$32,503
8	La Paz	\$31,204
9	Mohave	\$27,971
10	Santa Cruz	\$27,734
11	Graham	\$27,548
12	Yuma	\$27,483
13	Navajo	\$26,739
14	Apache	\$26,331
15	Pinal	\$25,511

How County Rankings Have Changed		
2001	2007	2012
Maricopa	Maricopa	Maricopa
Pima	Pima	Cochise
Coconino	Coconino	Pima
Yavapai	Cochise	Coconino
Cochise	Greenlee	Gila
Gila	Yavapai	Greenlee
Greenlee	Gila	Yavapai
Mohave	Mohave	La Paz
Pinal	Yuma	Santa Cruz
Yuma	La Paz	Mohave
Santa Cruz	SantaCruz	Yuma
La Paz	Pinal	Navajo
Apache	Graham	Graham
Navajo	Navajo	Apache
Graham	Apache	Pinal

Arizona State: \$37,895
National Average: \$46,129

Sources: University of Arizona Economic and Business Research Center/Bureau of Economic Analysis; Bureau of Economic Analysis/US Department of Commerce

Tax Levy per Income

- FY 2010-2011
 - Pinal County had the second highest primary property tax levy burden as a % of personal income in the state at 1.16%.
 - In the same year, Pinal County had the lowest income per capita in the state.
- FY 2015-2016
 - Based on income in calendar year 2013 because that is the most recent available data: Pinal County is the 4th highest primary property tax levy burden as a % of personal income in the state at 0.83%.
 - The State total is 0.44%.

FY 2015-2016 Summary Comparison

- Pinal County has the 3rd highest primary property tax rate in the State at \$3.9999.
- Pinal County has the 4th highest combined property tax rate in the State at \$4.2669.
- Pinal County's primary property tax levy per capita at \$208, which was \$27 or 15% higher than the State average.
- Pinal County has the lowest income per capita in the State at 30% lower than the State as a whole.
- Pinal County has the 4th highest primary property tax burden as a % of 2013 personal income at 0.83%.