

DISTRICT BOUNDARY CHANGE IMPACT STATEMENT
FOR THE SUNSITES-PEARCE FIRE DISTRICT

Pursuant to provisions of Arizona Revised Statutes § 48-262, the undersigned submits the following Boundary Change Impact Statement for the proposed annexation of territory to the Sunsites-Pearce Fire District:

1. **Description of Boundaries:**

The area proposed to be annexed into the Sunsites-Pearce Fire District consists of the Legal Description of the Proposed Annexation Area as described in Paragraph 2 herein, and a detailed accurate map of the Proposed Annexation Area is attached as **Exhibit B** hereto.

2. **General Description:**

Beginning with the south half of Section 29, Township 16S, Range 24E; the southwest quarter of Section 28, Township 16S, Range 24E from the western boundary to the west line of Skyline Road; the east half of Section 32 Township 16S, Range 24E; all of Sections 5 Township 17S Range 24E; all of Sections 6 and 7 Township 17S Range 24E, excluding any state land; all of Section 8, 17, 18, 19 and 20 Township 17S Range 24E; the east half of Section 24, Township 17S, Range 23E, excluding any federal land; the west half of Section 25, Township 17S, Range 23E, excluding any federal land; the east half of Section 29, Township 17S, Range 24E, excluding any federal land; the north half of Section 32, Township 17S, Range 24E, excluding any federal land; and the west half of Section 25, Township 18S, Range 23 E, excluding any federal land.

The aforementioned description reflects the major directional roadways to assist a property owner in determining if their property is part of the proposed boundaries and services.

Please contact the Sunsites-Pearce Fire District at (520)826-3645 if you have any questions regarding your property or for assistance in understanding the proposed boundaries and service.

3. **Detailed List of Taxable Properties:**

A detailed list of taxed properties, provided by the Cochise County Assessor, pursuant to ARS § 48-262A, 1B is attached as **Exhibit C** hereto.

4. **Estimate of Assessed Valuation in Proposed Annexation Area "A":**

The estimated net secondary assessed valuation within the proposed boundary change area is \$2,366,341 based on the September 2016 detailed list of taxed properties provided by the Cochise County Assessor's Office.

Estimate of the Change in Tax Rate of the Sunsites-Pearce Fire District:

If the proposed annexation is accomplished, there will be no estimated tax reduction.

The current Sunsites-Pearce Fire District tax rate is \$3.20 per hundred dollars of secondary assessed value. If the proposed annexation is accomplished, the new Sunsites-Pearce Fire District tax rate is estimated to be approximately \$3.20 per hundred dollars of secondary assessed value.

Taxes from this annexation would be due no sooner than 2017.

5. Estimate of the Change in Property Tax Liability:

- A. A typical resident within the current District, not in the area proposed to be annexed. The median secondary assessed valuation of a property already in the District is \$1,019. As a result of the proposed boundary changes, the change in the property tax liability of a typical resident within the current District, NOT in the proposed boundary change area, is as follows:
 1. BEFORE the proposed boundary changes, the fire district tax collected by Cochise County for the Fiscal Year 2016-2017 is calculated at \$3.200 per hundred dollars of 2016 secondary assessed value of \$1,019, would have a Fire District tax liability of \$32.61 per year.
 2. AFTER the proposed boundary change, the Fire District tax is estimated to be at \$3.200 per hundred dollars of secondary assessed value, the sum of \$32.61. This reflects no change.
- B. A typical property in the Proposed Annexation Area "A". The median secondary assessed valuation of a property in the area proposed to be annexed is \$10,378. As a result of the proposed boundary changes, the change in property tax liability of a typical resident WITHIN the proposed boundary change area, is as follows:
 1. BEFORE the proposed boundary changes, a resident with a median secondary assessed value, as listed above, would have a Fire District tax liability of \$0.00 per year.
 2. AFTER the proposed boundary changes, a resident with a median secondary assessed value, as listed above, would begin to pay Fire District tax in the estimated amount of \$332.12 per year.

6. Benefits to be derived from the Proposed Annexation:

The proposed annexations would provide the following benefits to the residents of Proposed Annexation Area "A" and to the remainder of the current Fire District:

A. Benefits to be obtained by the residents of the area proposed to be annexed:

1. Many of the residents and property currently have Subscriptions with the Sunsites-Pearce Fire District for fire protection and all residents and property owners are covered for ambulance service by the Certificate of Necessity held by the Fire District. Subscription holders pay the same tax rate per hundred dollars of assessed valuation as property owners within the current boundaries of the Fire District.
2. The Sunsites-Pearce Fire district is comprised of two (2) fire stations with the Richland Station being only two (2) miles from the nearest boundary of the Proposed Annexation Area "A". The Richland Station currently houses three (3) emergency vehicles.
3. Residents and property owners will be afforded lower fire insurance premiums becoming part of a fire district providing 24/7 emergency response.
4. Residents and property owners will be relieved of the billing liability for Out of District Fires.
5. The governing board of the Sunsites-Pearce Fire District is elected by the residents of the Sunsites-Pearce Fire District; therefore, residents will have a direct vote for the election of the fire district governing board members and a voice in the type and manner of fire protection and ambulance services provided for the entire Fire District.
6. Residents would be part of a government body entitled to all the provisions afforded resident of a fire district as required by Arizona Revised Statutes.

B. The benefit to the existing residents of the Sunsites-Pearce Fire District:

1. The tax base of the Sunsites-Pearce Fire District will be increased by \$75,723.
2. Residents will receive direct benefit from the additional tax base.
3. This will result in a broader tax base that will allow for additional revenues to be used to fund fire suppression and other emergency services.

7. Injuries that will result from the proposed annexation:

As a result of the proposed annexations, some of the injuries that will result are as follows:

- A. There will be an increase in property taxes that the residents and property owners of the to-be-annexed area will have to pay. Current Subscription holders would only see a shift from directly paying the Sunsites-Pearce Fire District for emergency services

directly to having the tax liability added to their property tax bill. The residents and property owners of the newly annexed area will be subject to the fire district taxes assessed by the Sunsites-Pearce Fire District.

8. Injuries that will result from the proposed annexation (continued):

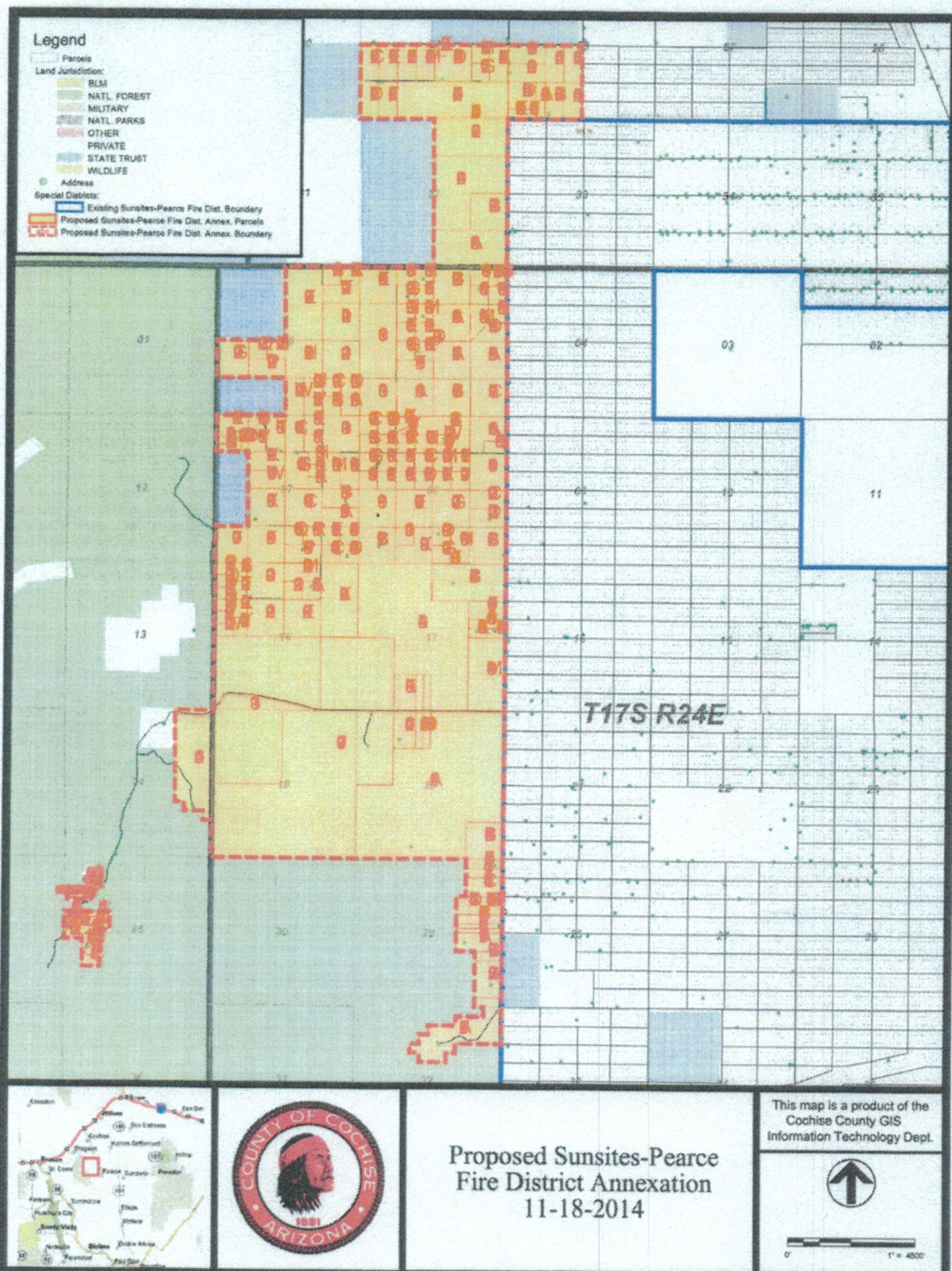
- B. The Sunsites-Pearce Fire District is a governmental entity that could be subjected to potential liability during performance of its functions, and should this occur, the tax rate of the Sunsites-Pearce Fire District could be increased to pay for any such liabilities incurred by the Fire District, subject to the maximum tax levy limit allowed by Arizona State Statute. The Sunsites-Pearce Fire District maintains liability insurance in the amount believed adequate and the Board believes that likelihood of a tax increase due to liability of this type to be extremely remote.

Dated this _____ day of _____, 2015

Name

Name

Name



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Proposed Sunsites Pearce FD Annex (C:\cogp\GIS\geodesy\Encumbrance\Admin\Personal\Assessor.mxd)

This document is a graphic representation of our working records. Please report potential map corrections for review to Cochise County GIS.