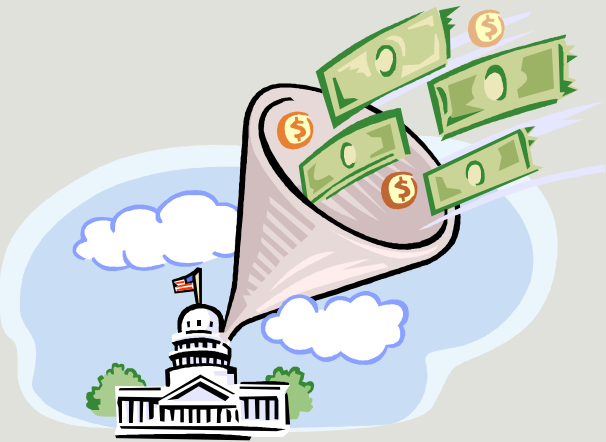




TAX YEAR 2021 UPDATE

SEPTEMBER 16, 2021

Alliance Management & Policy Group



Agency Information

CCC

FUSD

City of Flagstaff

Coconino County

Summit Fire District

Highlands Fire District



Coconino Community College



Coconino Community College: Primary Property Taxes

General Fund Levy for College Programs (Instruction, Academic Support, Student Services, Institutional Support, and Facilities)

Levy is capped at 2% growth + new construction

Evaluation	FY 2021	FY 2022	Change
Total Assessed Value	\$ 1,929,724,114	\$ 1,983,519,972	\$ 53,795,858
Primary Tax Rate	0.4490	0.4394	\$ (0.0096)
Primary Tax Levy	\$ 8,664,461	\$ 8,715,587	\$ 51,126

Coconino Community College has the lowest primary property tax rate of all Community Colleges in the State of Arizona



Coconino Community College:

Property Tax Summary

For all properties in the City of Flagstaff, the average change for Community College property taxes is a levy increase of \$1.33

Average Value	FY 2021	FY2022
Average Primary Value	\$ 277,821	\$ 286,917

CCC Tax Rate	FY 2021	FY2022	Change	Average Taxpayer Impact
Primary - General Fund	0.449	0.4394	\$(0.0096)	\$ 1.33

FLAGSTAFF UNIFIED SCHOOL DISTRICT





Primary Property Taxes

Maintenance and Operations

(including: Salaries, benefits, supplies, utilities, maintenance and repair and other non-capital type items.)

	FY 2021	FY 2022	Amt of change	% of change
Assessed Value	\$ 1,385,412,746	\$ 1,460,505,780	\$ 75,093,034	5.42%
Primary Tax Rate	3.7811	3.4914	\$ (0.2897)	-7.66%
Primary Levy	\$ 52,383,841	\$ 50,987,735	\$ (1,396,106)	-2.67%



Secondary Property Taxes

Maintenance and Operations Override – 15%
 Year two of five of full funding

Debt Services & Desegregation – FY 2018
 Bond Election & OCR Agreement

	FY 2021	FY 2022	Amt of change	% of change
Assessed Value	\$ 1,385,412,746	\$ 1,460,505,780	\$ 75,093,034	5.42%
Secondary Tax Rate	1.1865	1.3322	0.1457	0.1228
M&O Override	0.6387	0.5793	\$ (0.0594)	-9.30%
Debt Service	0.5478	0.5994	\$ 0.0516	9.42%
Desegregation		0.1535	\$ 0.1535	N/A
Secondary Levy	\$ 16,437,922	\$ 19,455,192	\$ 3,017,270	18.36%



Property Tax Summary

For owner occupied residential properties within Flagstaff Unified School District, the change per \$100,000 of assessed valuation for District property taxes is a levy decrease of \$14.40 before the Homeowner's Rebate.

FUSD Taxing Authority	Tax Rate				Average Taxper Impact per \$100,000 Assessed Valuation
	FY 2021	FY 2022	Amt of change	% of change	
Primary Property Tax	3.7811	3.4914	(0.29)	-7.66%	(28.97)
Secondary Property Tax	1.1865	1.3322	0.15	12.28%	14.57
Total: FUSD Taxing Authority	4.9676	4.8236	(0.14)	-2.90%	(14.40)



Property Tax Summary

For demonstration purposes only. Impact on a home with assessed valuation of \$100,000 with comparisons to change in proposed rates.

FUSD Taxing Authority	\$100,000 Property in 2021		\$100,000 Property in 2022	
	Rate	Taxes	Rate	Taxes
Primary Property Tax	3.7811	\$ 378.11	3.4914	\$349.14
Secondary Property Tax	1.1865	\$ 118.65	1.3322	\$133.22
Overall Rates and Taxes	4.9676	\$ 496.76	4.8236	\$482.36
Primary Homeowner's Rebate	1.7960	\$ 179.60	1.6584	\$165.84
Total Net Rates and Taxes	3.1716	\$ 317.16	3.1652	\$316.52
			Change	(\$0.64)

*Homeowner's Rebate provides a reduction to the FUSD portion of primary property tax of roughly 47.5% (up to \$600) for a primary residence



City of Flagstaff



City of Flagstaff: Primary Property Taxes

General Fund Levy for City Services

(including: Police, Fire, Parks, Recreation, City Court, Administration, Management Services...)

Levy is capped at 2% growth + new construction

The City of Flagstaff adopted a flat levy for a second straight year and will have 6% levy capacity for 2022.

	FY 2020-21	FY 2021-22	Change
Assessed Value	\$ 925,765,090	\$ 979,496,706	5.80%
Primary Tax Rate	0.7510	0.7186	-4.31%
Primary Tax Levy	\$ 6,952,496	\$ 7,038,663	1.24%



City of Flagstaff: Secondary Property Taxes

Debt Service Obligations

Water, Sewer, Lighting, Open Spaces, Recreation, and Fire Facilities (20%)

Other General Obligation Debt (6%)

	FY 2020-21	FY 2021-22	Change
Assessed Value	\$ 925,765,090	\$ 979,496,706	5.80%
Secondary Tax Rate	0.8000	0.8000	0.00%
Secondary Tax Levy	\$ 7,406,121	\$ 7,835,974	5.80%



City of Flagstaff: Property Tax Summary

For owner occupied residential properties in the City of Flagstaff, the average change for City property taxes is a levy increase of \$4.81.

	FY 2020-21	FY 2021-22	Change
Average Limited Value	\$ 277,821	\$ 286,917	3.27%

City Taxing Authority	Tax Rate			Taxpayer Impact ^(*)
	FY 2020-21	FY 2021-22	Change	
Primary Property Tax	0.7510	0.7186	(0.0324)	\$ (2.47)
Secondary Property Tax	0.8000	0.8000	-	\$ 7.28
Total: City Taxing Authority	1.5510	1.5186	(0.0324)	\$ 4.81

Average Taxpayer Impact on owner occupied residential (class 3) properties only



City of Flagstaff: Property Tax Summary

For demonstration purposes only. Impact on a \$100,000 home valued in FY2021 with comparisons to change in proposed rates and home value changes.

City Taxing Authority	\$100,000 Property in 2020		\$100,000 Property in 2021	
	Rate	Taxes	Rate	Taxes
Primary Property Tax	0.7510	\$ 75.10	0.7186	\$ 71.86
Secondary Property Tax	0.8000	\$ 80.00	0.8000	\$ 80.00
Total: City Taxing Authority	1.5510	\$ 155.10	1.5186	\$ 151.86
			Change	\$ (3.24)

City Taxing Authority	\$100,000 Property in 2020		\$105,000 Property in 2021 (*)	
	Rate	Taxes	Rate	Taxes
Primary Property Tax	0.7510	\$ 75.10	0.7186	\$ 75.45
Secondary Property Tax	0.8000	\$ 80.00	0.8000	\$ 84.00
Total: City Taxing Authority	1.5510	\$ 155.10	1.5186	\$ 159.45
			Change	\$ 4.35

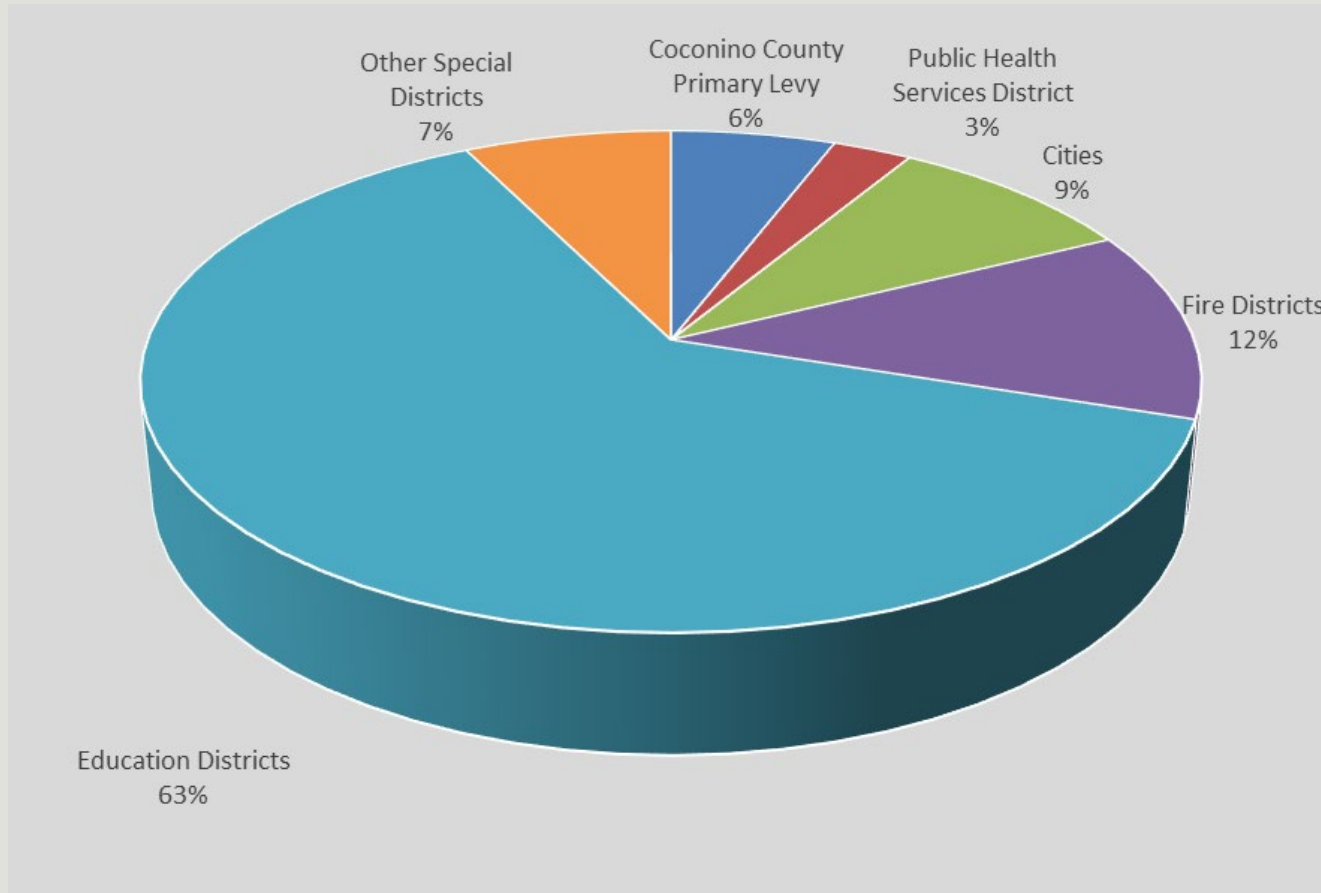
(*) Based on 5% maximum allowed



Coconino County



Property Tax Disbursement



Based on FY22 Levy Data



Coconino County: Primary Property Taxes

- General Fund Levy for County Services
(Sheriff, Parks and Recreation, Superior Court, County Attorney, Public Defender, Probation)
- Levy is capped at 2% growth + new construction

Evaluation	FY 2021	FY 2022	Change
Total Assessed Value	\$ 1,929,724,114	\$ 1,983,519,972	\$ 53,795,858
Primary Tax Rate	0.5293	0.518	\$ (0.0113)
Primary Tax Levy	\$ 10,214,030	\$ 10,274,633	\$ 60,604

Coconino County has the lowest primary property tax rate of all Counties in the State of Arizona



Coconino County: Secondary Property Taxes

- Library District
 - County-wide, funds library operations
 - No rate or levy restrictions

Evaluation	FY 2021	FY 2022	Change
Total Assessed Value	\$ 1,929,724,114	\$ 1,983,519,972	\$ 53,795,858
Primary Tax Rate	0.2256	0.2256	\$ -
Primary Tax Levy	\$ 4,353,458	\$ 4,474,821	\$ 121,363



Coconino County: Secondary Property Taxes

- Public Health Services District
 - County-wide, funds public health services
 - \$0.25 rate limit

Evaluation	FY 2021	FY 2022	Change
Total Assessed Value	\$ 1,929,724,114	\$ 1,983,519,972	\$ 53,795,858
Primary Tax Rate	0.2500	0.2500	\$ -
Primary Tax Levy	\$ 4,824,310	\$ 4,958,800	\$ 134,490



Coconino County: Secondary Property Taxes

- Flood Control District
 - Excludes personal property
 - \$0.50 rate limit

Evaluation	FY 2021	FY 2022	Change
Total Assessed Value	\$ 1,691,811,462	\$ 1,795,296,432	\$ 103,484,970
Primary Tax Rate	0.2280	0.2620	\$ 0.0340
Primary Tax Levy	\$ 3,857,330	\$ 4,703,677	\$ 846,347



Coconino County: Property Tax Summary

Average Value	FY 2021	FY2022	Change
Average Primary Value	\$ 277,821	\$ 286,917	3.27%

County Taxing District	FY2021 Rate	FY2022 Rate	Change	Average Taxpayer Impact
General Fund	\$ 0.5293	\$ 0.5180	\$ (0.0113)	\$ 1.57
Library District	\$ 0.2256	\$ 0.2256	\$ -	\$ 2.05
Public Health Services District	\$ 0.2500	\$ 0.2500	\$ -	\$ 2.27
Flood Control District	\$ 0.2280	\$ 0.2620	\$ 0.0340	\$ 11.83
Total	\$ 1.2329	\$ 1.2556	\$ 0.0227	\$ 17.72



Other Taxing Jurisdictions Property Tax Summary

- FDAT
 - State required formula, dependent upon Fire District levies County-wide
 - Maximum rate = \$0.10
- State Equalization
 - State required rate
- JTEDs (Joint Technology Education Districts)
 - Statutory rate of \$0.05

Property Tax Projections

For properties located in the following taxing areas:
City of Flagstaff
Highlands Fire District
Summit Fire District





Tax Rates by Taxing Area

The table below shows tax rates for different areas around Flagstaff, depending on the property location. It excludes the Homeowner's Rebate.

Property Location	FY 2021 Total Rate	FY 2021 Total Rate	Change
City of Flagstaff	\$ 8.7931	\$ 8.6135	-2.0%
Highlands Fire District	\$ 10.4921	\$ 10.3449	-1.4%
Summit Fire District	\$ 10.7131	\$ 10.5529	-1.5%



Tax Levy by Taxing Area

Typical assessed values may change by area as well. The chart below shows the average change in value and total tax levy for a home in each sample location. All properties are different, so this is for illustrative purposes on a typical property.

Property Location	FY 2021 Average Value	FY 2022 Average Value	Change
City of Flagstaff	\$ 277,821	\$ 286,917	3.3%
Highlands Fire District	\$ 266,506	\$ 275,426	3.3%
Summit Fire District	\$ 228,054	\$ 236,394	3.7%

Property Location	Average Taxpayer Impact
City of Flagstaff	\$ 28.45
Highlands Fire District	\$ 53.05
Summit Fire District	\$ 51.48