

D. Discussion to Review the Pima County Property Tax Abstract of Values for the Property Within the District; the Levy Limit Worksheet, and any Discussion about the District's Tax Rate and Budget Planning



**Northwest Fire District
Governing Board**
13535 North Marana Main Street
Marana, Arizona

SCHEDULED

MEMORANDUM NO. 24-0706

Date: February 27, 2024
To: Governing Board
From: Kim Sotomayor, Director
Division: Business Services
Type of Action: Information Only
Strategic Plan Goals: Maximize collaboration with outside partners and stakeholders
Establish systems to maintain compliance with regulating and certifying authorities
Create greater financial efficiencies and ensure financial sustainability and responsibility
Agenda Item: Discussion to Review the Pima County Property Tax Abstract of Values for the Property Within the District; the Levy Limit Worksheet, and any Discussion about the District's Tax Rate and Budget Planning

RECOMMENDATION:

At the pleasure of the Board.

MOTION:

Information only.

DISCUSSION:

The total Net Assessed Values for the 2024-2025 fiscal year are \$1.648 billion, which is a 7.79% increase over the 2023-2024 fiscal year of \$1.529 billion. If the District were to keep the tax rate the same (\$2.9110 per \$100), this would equate to approximately \$3.468 million in new revenue before adjustment for anticipated collections and allocating 20% to contingency. The increase in assessed values is driven primarily by staff's continued diligent work on annexations along with new construction, both residential and commercial.

Staff has scheduled a budget study session with the Board on March 13, 2024, to discuss the upcoming 2024-2025 budget year. Staff has been hard at work on the budget to ensure we have solid estimates for the District's goods and services. The increase in pension and medical costs, step increases, budgeting an academy, and addressing the remaining adjustments from the market study is approximately \$2.2 million. The workers' compensation renewal rates are not anticipated to increase this year. We also anticipate continued supply chain issues along with increases in the cost of supplies, as well as several legislative items that, if passed, could have a negative impact on the District. A more complete picture of the 2024-2025 budget will be presented at a future Board meeting.

ALTERNATIVES:

Information only.

Fiscal Impact

FISCAL YEAR: 24/25

BUDGETED Y/N: N/A

AMOUNT REQUESTED: N/A

FISCAL IMPACT: N/A

Attachments

Abstract of Values
Levy Limit Worksheet

PIMA COUNTY: Tax Year 2024 Valuations For Taxing Authorities - Abstract of Values by Legislative Class for All Values

Authority Code	Authority Name	Legal Class		Limited Parcel Count	Limited Full Cash Value	Limited Assessed	Limited Exemptions	Limited Net Assessed	Full Cash Parcel Count	Full Cash Value	Full Cash Assessed	Full Cash Exemptions	Full Cash Net Assessed	Net Taxable Value	Description
50214	NORTHWEST FIRE DIST SECONDARY			59,068	15,661,176,014	1,756,102,621	107,564,786	1,648,537,835	59,068	22,267,013,583	2,456,451,669	133,779,151	2,322,672,518	1,648,537,835	
50214	NORTHWEST FIRE DIST SECONDARY	01.03	R	10	10,499,346	1,732,393	0	1,732,393	10	10,499,346	1,732,393	0	1,732,393	1,732,393	Gas and Electric
50214	NORTHWEST FIRE DIST SECONDARY	01.03	P	111	218,627,456	36,073,530	0	36,073,530	111	218,627,456	36,073,530	0	36,073,530	36,073,530	Gas and Electric
50214	NORTHWEST FIRE DIST SECONDARY	01.06	R	3	100,877	16,645	0	16,645	3	100,877	16,645	0	16,645	16,645	Water Utility Companies
50214	NORTHWEST FIRE DIST SECONDARY	01.06	P	0	322,023	53,135	0	53,135	0	322,023	53,135	0	53,135	53,135	Water Utility Companies
50214	NORTHWEST FIRE DIST SECONDARY	01.07	R	2	31,800	5,247	0	5,247	2	31,800	5,247	0	5,247	5,247	Pipelines
50214	NORTHWEST FIRE DIST SECONDARY	01.07	P	6	1,066,232	175,929	0	175,929	6	1,066,232	175,929	0	175,929	175,929	Pipelines
50214	NORTHWEST FIRE DIST SECONDARY	01.08	R	101	183,941,756	30,350,388	0	30,350,388	101	218,325,960	36,023,781	0	36,023,781	30,350,388	Shopping Centers
50214	NORTHWEST FIRE DIST SECONDARY	01.08	P	0	3,000	495	0	495	0	3,000	495	0	495	495	Shopping Centers
50214	NORTHWEST FIRE DIST SECONDARY	01.09	R	40	5,236,203	863,977	0	863,977	40	8,350,465	1,377,828	0	1,377,828	863,977	Golf Courses
50214	NORTHWEST FIRE DIST SECONDARY	01.09	P	0	478,066	78,881	0	78,881	0	478,066	78,881	0	78,881	78,881	Golf Courses
50214	NORTHWEST FIRE DIST SECONDARY	01.10	R	154	81,817,111	13,499,819	0	13,499,819	154	105,265,305	17,368,774	0	17,368,774	13,499,819	Commercial / Manufacturers; Assemblers; Fabricators
50214	NORTHWEST FIRE DIST SECONDARY	01.10	P	0	90,038,167	14,856,295	0	14,856,295	0	90,038,167	14,856,295	0	14,856,295	14,856,295	Commercial / Manufacturers; Assemblers; Fabricators
50214	NORTHWEST FIRE DIST SECONDARY	01.11	R	24	6,482,638	1,069,634	0	1,069,634	24	6,482,638	1,069,634	0	1,069,634	1,069,634	Telecommunications
50214	NORTHWEST FIRE DIST SECONDARY	01.11	P	73	23,380,326	3,857,750	0	3,857,750	73	23,380,326	3,857,750	0	3,857,750	3,857,750	Telecommunications
50214	NORTHWEST FIRE DIST SECONDARY	01.12	R	1,660	1,491,676,743	246,126,654	26,810,566	219,316,088	1,660	1,838,701,898	303,385,828	32,200,799	271,185,029	219,316,088	Commercial/Real/Improvements not in other classes
50214	NORTHWEST FIRE DIST SECONDARY	01.13	P	0	139,376,767	22,997,157	56,784	22,940,373	0	139,624,329	23,038,003	58,043	22,979,960	22,940,373	Commercial/Personal Property not in other classes
50214	NORTHWEST FIRE DIST SECONDARY	01.14	R	1	5,050,048	833,258	0	833,258	1	5,050,048	833,258	0	833,258	833,258	Electric Cooperatives
50214	NORTHWEST FIRE DIST SECONDARY	01.14	P	2	15,814,650	2,609,417	0	2,609,417	2	15,814,650	2,609,417	0	2,609,417	2,609,417	Electric Cooperatives
50214	NORTHWEST FIRE DIST SECONDARY	02.C	R	28	7,384,734	1,107,712	1,107,637	75	28	9,336,658	1,400,498	1,400,423	75	75	Property Burdened by Conservation Easements
50214	NORTHWEST FIRE DIST SECONDARY	02.P	P	0	1,861,569	279,237	188,050	91,187	0	1,861,828	279,276	188,050	91,226	91,187	AG/Vacant Land/Non-Profit - Personal Property
50214	NORTHWEST FIRE DIST SECONDARY	02.R	R	8,141	844,848,966	126,727,132	74,145,504	52,581,628	8,141	1,111,642,683	166,745,915	94,153,660	72,592,255	52,581,628	AG/Vacant Land/Non-Profit - Real Property/Improvements
50214	NORTHWEST FIRE DIST SECONDARY	02.RD	R	1	9,493,071	1,423,959	0	1,423,959	1	12,525,743	1,878,857	0	1,878,857	1,423,959	Golf Courses/Real Property not in class 1.9
50214	NORTHWEST FIRE DIST SECONDARY	03.01	R	37,400	9,367,131,169	936,714,960	3,958,160	932,756,800	37,400	13,211,950,213	1,321,196,822	4,165,368	1,317,031,454	932,756,800	Primary Residence
50214	NORTHWEST FIRE DIST SECONDARY	03.01	P	0	37,752,411	3,775,377	172,909	3,602,468	0	38,056,999	3,805,837	164,436	3,641,401	3,602,468	Primary Residence
50214	NORTHWEST FIRE DIST SECONDARY	03.02	R	207	38,338,386	3,833,847	11,852	3,821,995	207	54,792,413	5,479,259	13,843	5,465,416	3,821,995	Primary Residence of Qualified Family Member
50214	NORTHWEST FIRE DIST SECONDARY	03.02	P	0	356,149	35,619	1,024	34,595	0	357,037	35,707	1,112	34,595	34,595	Primary Residence of Qualified Family Member
50214	NORTHWEST FIRE DIST SECONDARY	03.03	R	21	6,719,076	671,909	4,476	667,433	21	9,383,360	938,337	4,476	933,861	667,433	Primary Residence Also Leased or Rented to Lodgers
50214	NORTHWEST FIRE DIST SECONDARY	03.03	P	0	39,246	3,925	0	3,925	0	39,246	3,925	0	3,925	3,925	Primary Residence Also Leased or Rented to Lodgers
50214	NORTHWEST FIRE DIST SECONDARY	04.01	R	6,807	1,825,315,772	182,531,958	977,726	181,554,232	6,807	2,883,742,678	288,374,676	1,284,478	287,090,198	181,554,232	Non-Primary/Bank Owned Residential Not in Other Classes
50214	NORTHWEST FIRE DIST SECONDARY	04.01	P	0	2,139,605	213,970	643	213,327	0	2,215,352	221,544	643	220,901	213,327	Non-Primary/Bank Owned Residential Not in Other Classes
50214	NORTHWEST FIRE DIST SECONDARY	04.02	R	3,114	1,151,445,004	115,144,659	76,399	115,068,260	3,114	2,119,378,460	211,937,989	85,688	211,852,301	115,068,260	Rental/Leased Residential
50214	NORTHWEST FIRE DIST SECONDARY	04.02	P	0	34,070,933	3,407,162	8,959	3,398,203	0	34,761,969	3,476,278	8,845	3,467,433	3,398,203	Rental/Leased Residential
50214	NORTHWEST FIRE DIST SECONDARY	04.03	R	7	7,307,556	730,756	34,655	696,101	7	9,338,152	933,816	39,735	894,081	696,101	Child Care Facilities
50214	NORTHWEST FIRE DIST SECONDARY	04.03	P	0	40,000	4,000	0	4,000	0	40,000	4,000	0	4,000	4,000	Child Care Facilities
50214	NORTHWEST FIRE DIST SECONDARY	04.05	R	11	11,715,928	1,171,594	0	1,171,594	11	14,736,211	1,473,622	0	1,473,622	1,171,594	Licensed Res./Nursing Care Institutions for Seniors/Handicap
50214	NORTHWEST FIRE DIST SECONDARY	04.05	P	0	20,427	2,042	0	2,042	0	20,427	2,042	0	2,042	2,042	Licensed Res./Nursing Care Institutions for Seniors/Handicap
50214	NORTHWEST FIRE DIST SECONDARY	04.07	R	1	1,691,577	169,157	0	169,157	1	2,181,193	218,120	0	218,120	169,157	AG Housing Residences Not Included in Class 3
50214	NORTHWEST FIRE DIST SECONDARY	04.08	R	1,016	585,739	58,589	490	58,099	1,016	665,526	66,553	600	65,953	58,099	Residential Common Areas Valued Pursuant ARS 42-13403
50214	NORTHWEST FIRE DIST SECONDARY	04.10	R	24	6,871,764	687,176	0	687,176	24	9,425,414	942,542	0	942,542	687,176	Non-Primary Residential Leased or Rented to Lodgers
50214	NORTHWEST FIRE DIST SECONDARY	04.10	P	0	34,680	3,469	0	3,469	0	34,680	3,469	0	3,469	3,469	Non-Primary Residential Leased or Rented to Lodgers
50214	NORTHWEST FIRE DIST SECONDARY	04.11	R	1	2,532,781	253,278	0	253,278	1	16,176,720	1,617,672	0	1,617,672	253,278	Qualifying LIHTC Properties
50214	NORTHWEST FIRE DIST SECONDARY	05.00	R	4	7,249,415	1,014,919	0	1,014,919	4	10,660,903	1,492,527	0	1,492,527	1,014,919	Railroads/Private Car Companies/Flight Properties
50214	NORTHWEST FIRE DIST SECONDARY	05.00	P	0	961,362	134,591	0	134,591	0	961,362	134,591	0	134,591	134,591	Railroads/Private Car Companies/Flight Properties
50214	NORTHWEST FIRE DIST SECONDARY	06.01	R	98	14,694,001	734,703	8,952	725,751	98	23,132,838	1,156,643	8,952	1,147,691	725,751	Non-Commercial Historic
50214	NORTHWEST FIRE DIST SECONDARY	09.00	P	0	6,631,484	66,317	0	66,317	0	7,432,932	74,329	0	74,329	66,317	Certain Improvements on Government Property

2024 FIRE DISTRICT LEVY LIMIT WORKSHEET

PIMA COUNTY - NORTHWEST FIRE DISTRICT
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ADJUSTMENTS FOR ANNEXED PROPERTY	2023
A.1. Net Assessed Value of Property Annexed for TY 2024	\$723,550
A.2. A.1. divided by 100	\$7,236
A.3. Prior Year Actual Tax Rate (excluding debt service tax rate)	\$2.9110
A.4. Adjustment for Annexed Property (A.2. multiplied by A.3.)	\$21,064

MAXIMUM ALLOWABLE LEVY LIMIT	2024
B.1. Prior Year Maximum Allowable Levy Limit (B.4 from prior year)	\$82,462,475
B.2. Line B.1. multiplied by 1.08	\$89,059,473
B.3. Plus amount attributable to annexed property (Line A.4.)	\$21,064
B.4. MAXIMUM ALLOWABLE LEVY LIMIT (Line B.2. + B.3.)	\$89,080,537

CURRENT YEAR NET ASSESSED VALUES	2024
C.1. Centrally Assessed Property	\$47,576,448
C.2. Locally Assessed Real Property	\$1,555,665,810
C.3. Locally Assessed Personal Property	\$45,295,577
C.4. Total Net Assessed Values (C.1. through C.3.)	\$1,648,537,835
C.5. C.4. divided by 100	\$16,485,378

CURRENT YEAR TAX RATE / LEVY LIMIT CALCULATION	2024
D.1. Current Year Net Assessed Values / 100 (Line C.5.)	\$16,485,378
D.2. Maximum Allowable Levy Limit (Line B.4.)	\$89,080,537
D.3. Tax Rate (D.2. divided by D.1.; rounded to 4 decimals)	\$5.4036
D.4. Maximum Tax Rate (lesser of D.3. or \$3.75)	\$3.7500
D.5. Current Year Allowable Tax Rate ¹	\$3.7500
D.6. Current Year Allowable Levy Limit (D.5. multiplied by D.1.)	\$61,820,169
D.7. Prior Year Excess Collections	
D.8. Prior Year Excess Levy	
D.9. Current Year Allowable Levy Limit (D.6. - D.7. - D.8.)	\$61,820,169

¹ Adjusted D.5. to avoid a levy that exceeds the maximum allowable levy limit (Line B.4.)

Report of Net Assessed Values of Annexed Property
(Basis for an Adjustment to the Maximum Allowable Levy Limit)

Fire District Name: Northwest Fire District				
Pursuant to A.R.S. § 42-17052(D), the Fire District is reporting the total net assessed values of property annexed in the preceding tax year. The County Assessor has certified the net assessed values and the Department of Revenue Property Division has approved the annexed property pursuant to A.R.S. § 42-17257.				
Resolution #	State Docket #	Date of DOR Letter	Net Assessed Values	Brief Description of Annexed Property
2022-050	10-1816-24	1/25/2023	\$31,764	DOVE MTN INV LOT 134
2022-051	10-1817-24	1/25/2023	\$10,068	DOVE MTN INV LOT 153
2022-053	10-1818-24	1/25/2023	\$58,782	HUNTER
2022-056	10-1842-24	1/25/2023	\$31,764	DOVE MTN INV LOT 139
2022-057	10-1863-24	2/13/2023	\$31,617	DOVE MTN INV LOT 42
2022-058	10-1864-24	2/13/2023	\$7,814	DOVE MTN INV LOTS 83 & 84
2023-004	10-2004-24	7/26/2023	\$8,041	DOVE MTN RESORT LOT 33
2023-01	10-1976-24	5/30/2023	\$87,591	JONES
2023-010	10-2005-24	8/22/2023	\$307,340	SAGUARO RESERVE II LOTS 1-6 & 12-247
2023-011	10-2006-24	8/22/2023	\$60	SAGUARO RESERVE II CA'S A & B
2023-012	10-2007-24	7/26/2023	\$99,153	DOVE MTN RESORT LOT 130
2023-018	10-2008-24	7/26/2023	\$7,814	DOVE MTN INV LLC LOTS 81 & 82
2023-028	10-2047-24	8/29/2023	\$4,733	MESA SANDOVAL
2023-029	10-2048-24	8/29/2023	\$5,321	JAMES MEZA
2023-032	10-2089-24	10/17/2023	\$19,547	DOVE MTN INV LOT 78
2023-038	10-2140-24	11/28/2023	\$12,141	MEZA SANTIAGO AND ALISHA
Total			\$723,550	

General Instructions

Levy Limit worksheets must be finalized and transmitted by the County Assessor to Fire Districts and the PTOC no later than February 10 of each year. The Fire District is responsible for coordinating with the County Assessor to satisfy this reporting requirement according to a deadline determined by each County Assessor to allow them sufficient time to adjust the maximum allowable levy limit. ***It is imperative that Fire Districts contact the County Assessor's Office to confirm annexations that need to be reported and to ensure compliance with this deadline.*** No values on the levy limit worksheet can be changed after February 10 without the approval of the PTOC.

If this form was prepared by the County Assessor's Office on behalf of the Fire District, the Assessor should forward a copy to the PTOC with the levy limit worksheet no later than February 10. Advance copies should be provided to the Fire District for their verification of the information reported.