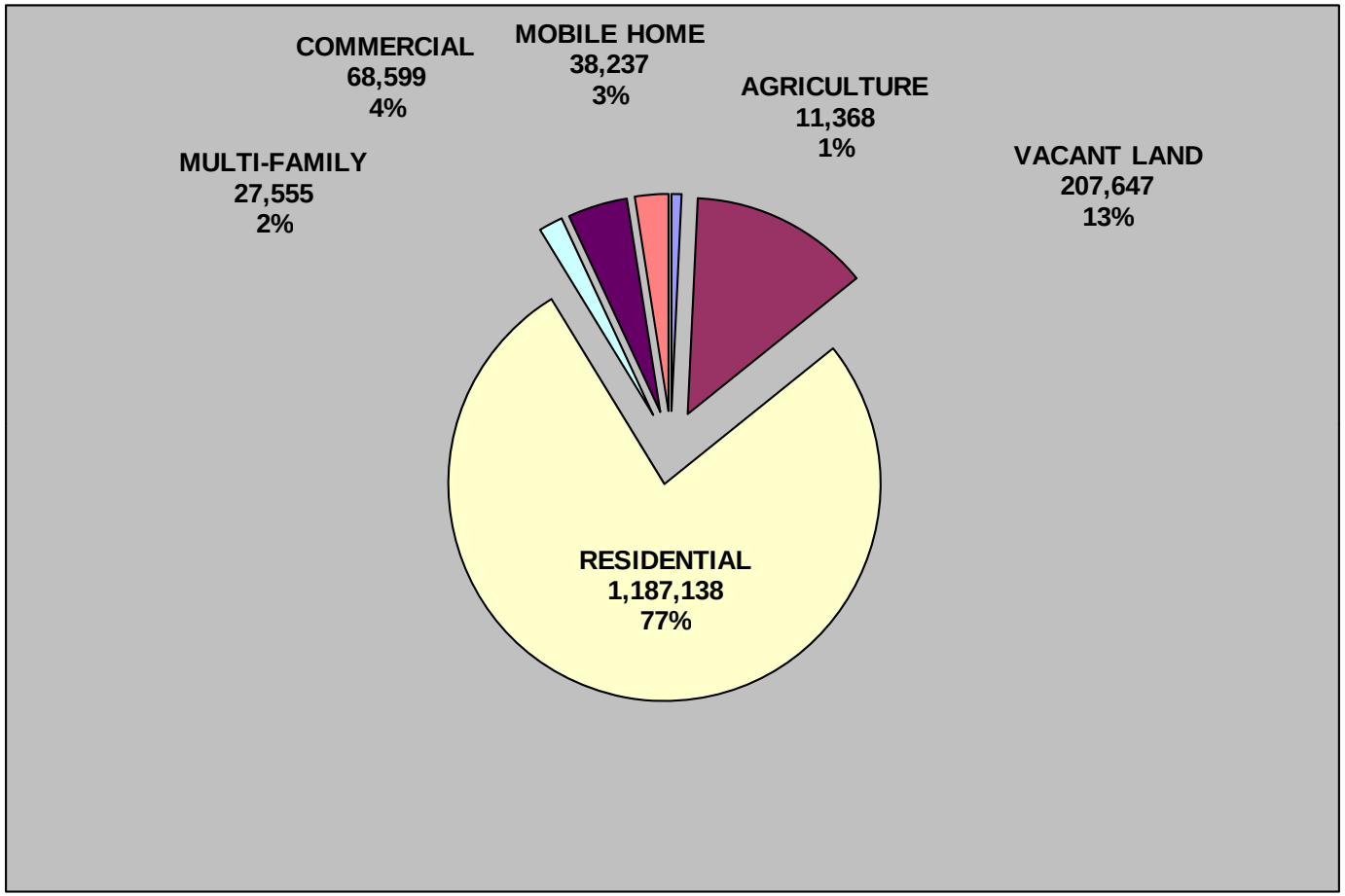
Maricopa County Assessor

Voices for Education

Keith E. Russell, MAI
ASSESSOR

Tim Boncoskey
Chief Deputy

Maricopa County Property Types



Keith E. Russell, MAI
Assessor

Nationwide Top Ten Counties Listed By Population							
County	Population	FTE	Parcel Count	Personal Property Accts	Avg Parcels/Accts Per FTE	FY 10 Budget	Avg Budgeted Amt Per Total Parcel/Acct
Los Angeles, CA	9,862,049	1489	2,352,255	308,329	1,787	160,162,000	$60.20
Cook, IL *	5,294,664	386	1,830,000	0	4,741	28,395,495	$15.52
Harris CAD, TX	3,984,349	630	1,542,000	250,000	2,844	65,000,000	$36.27
Maricopa, AZ	**3,954,598**	**322**	**1,542,155**	**136,813**	**5,214**	**22,816,543**	**$13.59**
Orange, CA	3,010,759	377	897,547	168,208	2,827	33,500,000	$31.43
San Diego, CA	3,001,072	407	978,011	242,741	2,999	52,195,380	$42.76
Kings, NY	2,556,598	107 ***	273,329	29,199	2,827	7,891,788 ***	$26.09
Miami-Dade, FL **	2,398,245	308	892,655	112,917	3,265	30,350,000	$30.18
Dallas CAD, TX	2,412,827	245	799,214	83,078	3,601	21,800,000	$24.71
Queens, NY	2,293,007	125 ***	321,294	24,076	2,763	9,207,086 ***	$26.66
King, WA	1,875,519	224	683,192	33,190	3,198	20,018,180	$27.94
*Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 12-01-2008 to 11-31-2009.							
**Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 10-01-2008 to 9-30-2009.							
*** These numbers reflect their 2007 budget							

CHARLES "HOS" HOSKINS
TREASURER
301 W JEFFERSON
PHOENIX, AZ 85003-2199
(602)506-8511

PARCEL/ACCOUNT # [redacted]

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE
PAID
PHOENIX, AZ
PERMIT #359

C-56

2010
Tax Information Statement
for mortgaged property

Sign up for
Parcel Watch
at
www.treasurer.maricopa.gov

106 422 [redacted] AUTO**5-DIGIT 85020

[redacted]
950 E LOIS LN
PHOENIX, AZ 85020-1189

Tax Code 691300

	2010	Ratio	Assessed
Limited Value (Primary)	169,000	.100	16,900
Full Cash Value (Secondary)	169,000	.100	16,900
Total 2010 Taxes Assessed			**$1,411.72**

PNC MORTGAGE, HAS REQUESTED THE ORIGINAL TAX BILL WITH THE INTENTIONS OF PAYING IT ON YOUR BEHALF.

C-56

Property Address: 950 E LOIS LN

Legal Description SEC/LOT:439 TWN/BLK: RNG/TR:
POINTE TAPATIO 4 MCR 225-45

TAXING JURISDICTION NAME	TELEPHONE	COMPARATIVE 2009 AMOUNT	2010 TAX AMOUNT DUE
GENERAL COUNTY FUND	(602)506-8511	212.79	177.59
CITY OF PHOENIX	(602)262-7166	409.17	307.58
STATE EQUALIZATION TAX	(602)506-8511	71.00	60.23
PARADISE VALLEY UNIFIED	(602)867-5100	1,008.73	828.14
COMMUNITY COLLEGE DIST	(480)731-8621	191.65	164.40
WEST-MEC	(623)873-1860	11.28	8.46
FLOOD CONTROL OF MARICOPA CTY	(602)506-1501	30.82	25.16
CENTRAL AZ WATER CONSV DIST	(623)869-2333	22.56	16.90
FIRE DISTRICT ASSISTANCE TAX	(602)506-8511	1.28	1.12
COUNTY LIBRARY	(602)652-3000	7.96	6.96
COUNTY HEALTH CARE DISTRICT	(602)344-5978	20.62	18.96
STATE AID		248.96-	203.78-
PARCEL/ACCOUNT # [redacted]	TOTALS	1,731.90	1,411.72

First Half Taxes are due October 1, and become delinquent after 5:00 p.m. November 1, 2010.
Second Half Taxes are due March 1, and become delinquent after 5:00 p.m. May 2, 2011.

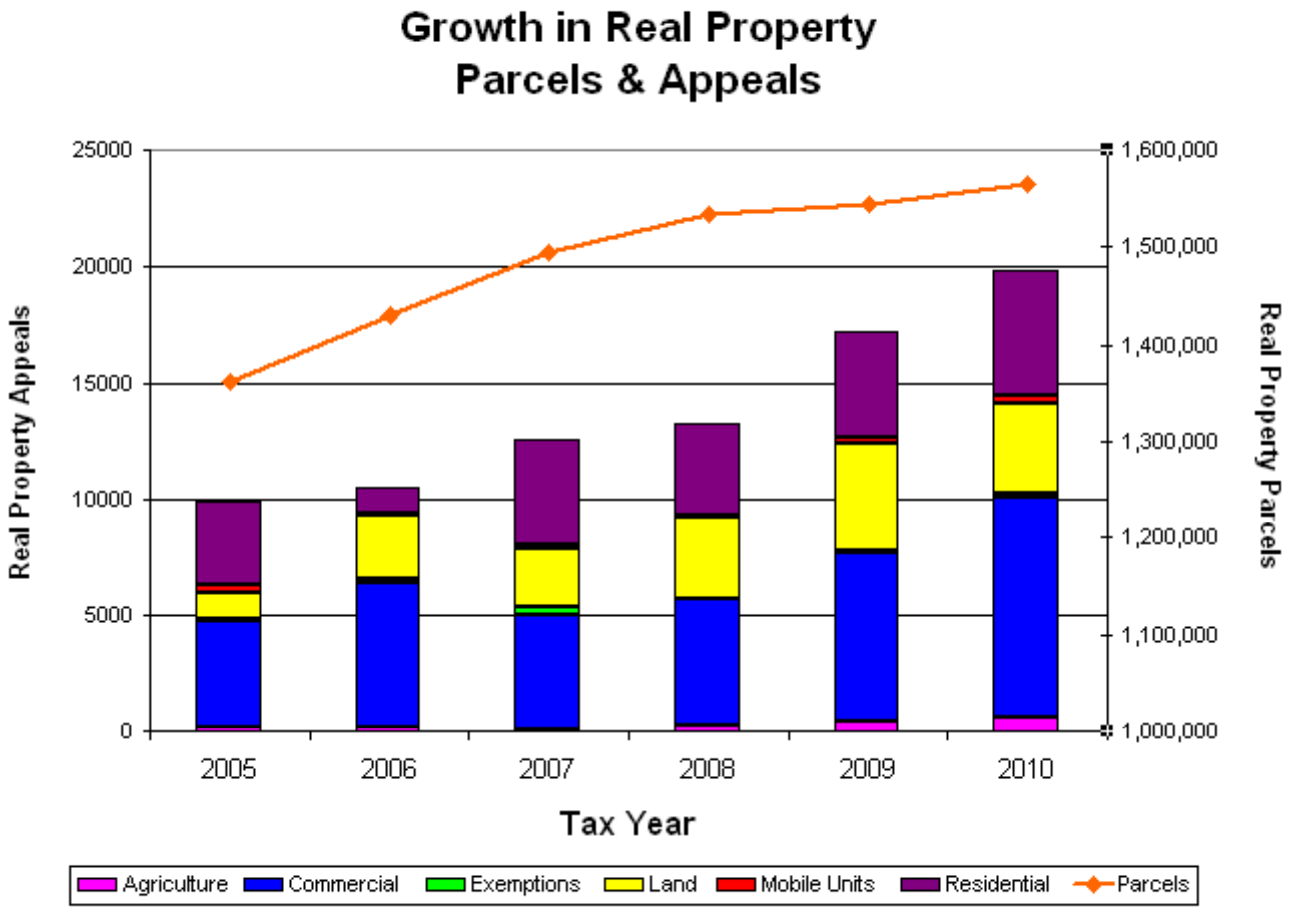
Rate
3rd Monday
in Aug 2010

Tax Bill
1/2 due Oct 1, 2010
1/2 due Mar 1, 2011

2007

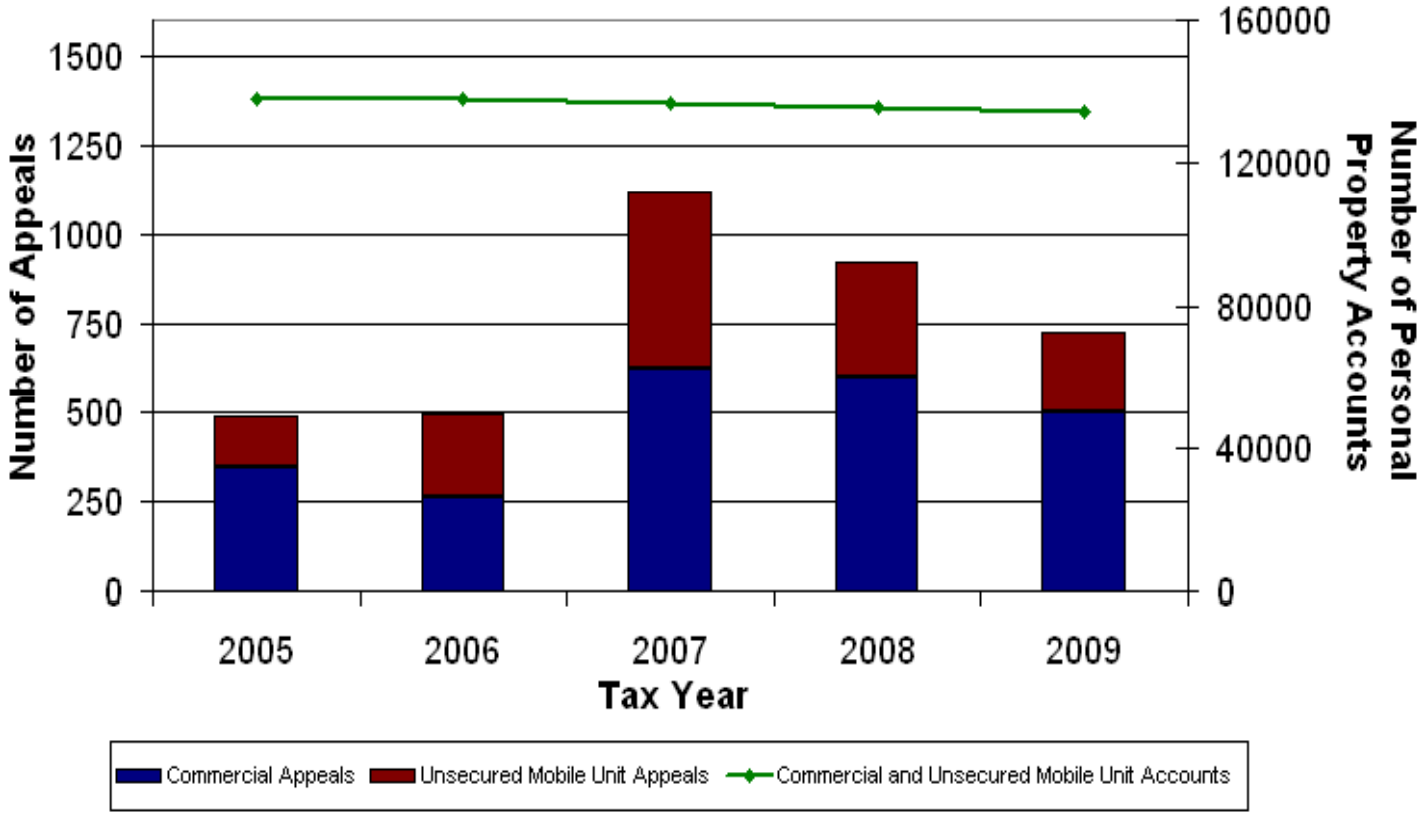
1st Qtr 2007 | 2nd Qtr 2007 | 2nd Qtr 2010 | 3rd Qtr 2010

2011



Keith E. Russell, MAI
Assessor

Maintenance in Personal Property Accounts and Appeals



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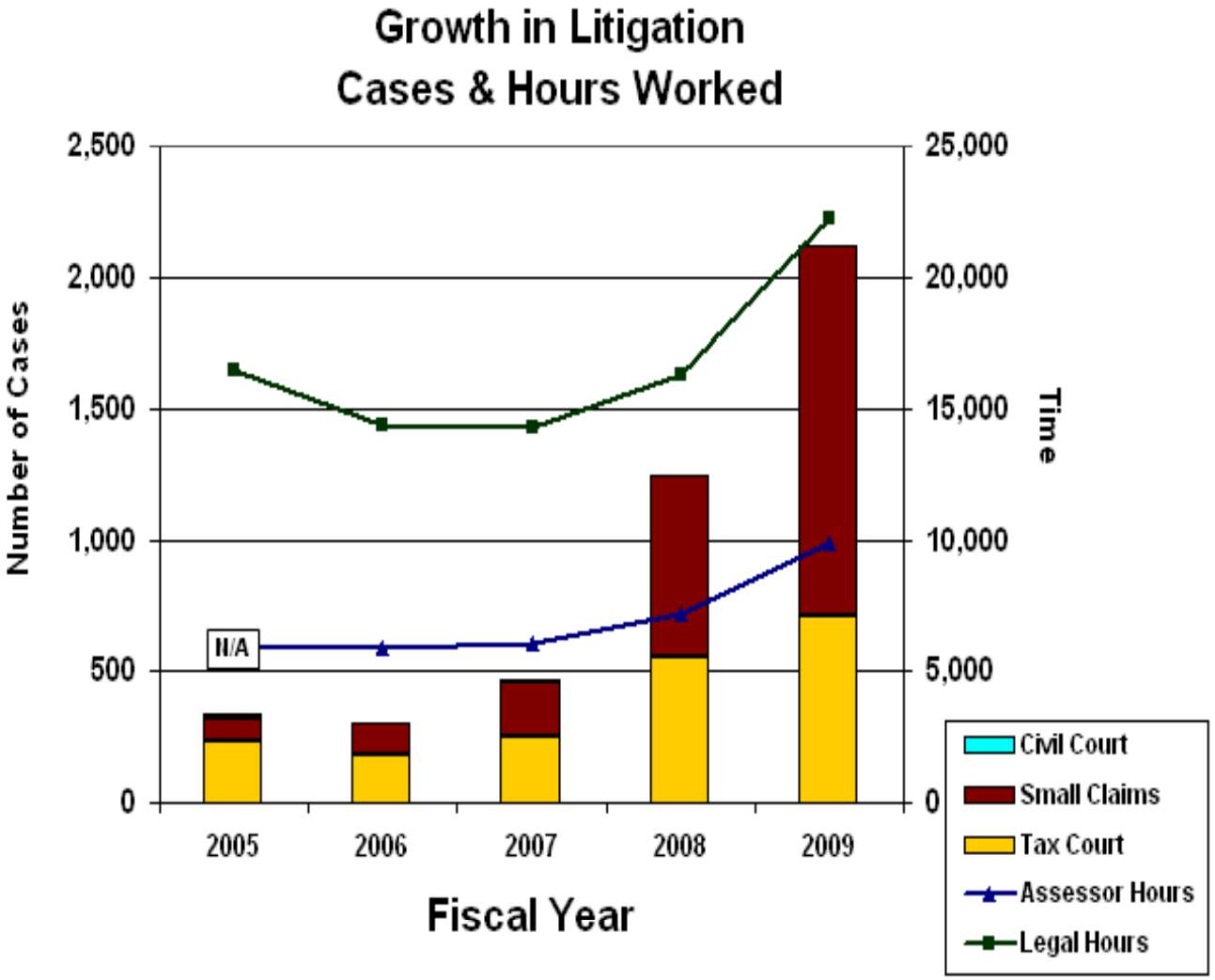

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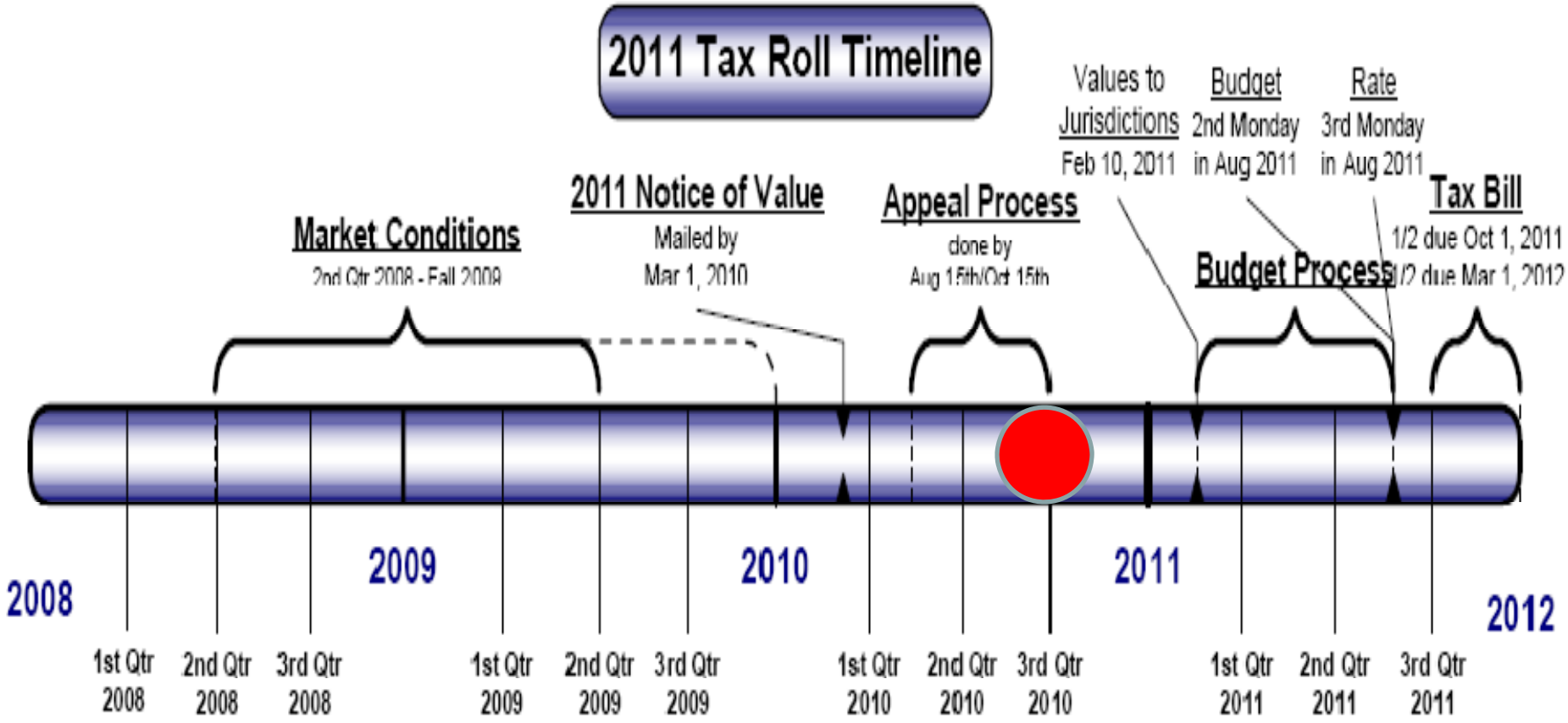

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MARICOPA COUNTY

Preliminary

Tax Year 2010 and 2011 Comparison

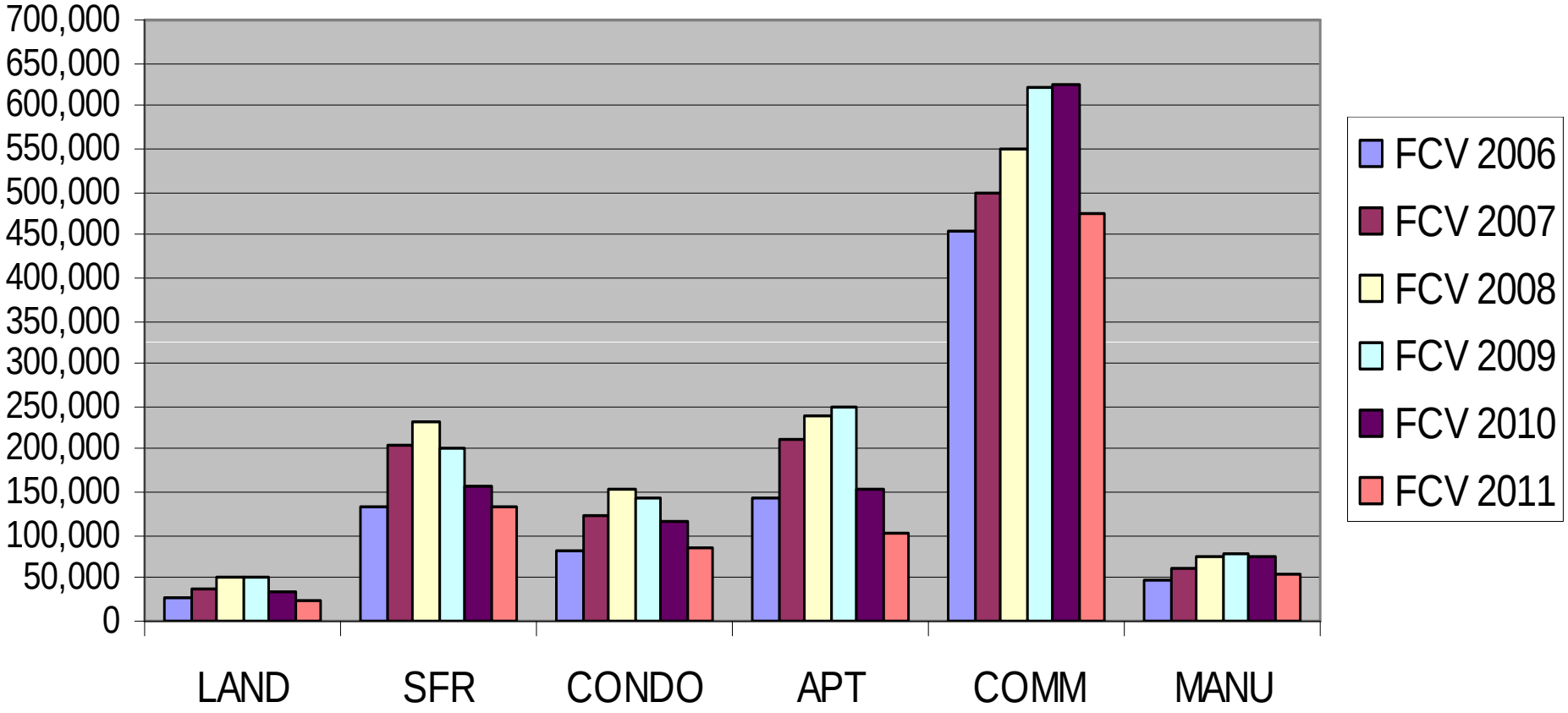
Full Cash Value Analysis

Property Type	Median Values		FCV %
	FCV 2010	FCV 2011	Change
VACANT LAND	37,000	23,500	-36.49
SINGLE FAMILY RESIDENTIAL	155,300	131,700	-15.20
CONDOMINIUM	117,000	84,500	-27.78
APARTMENTS	152,000	100,700	-33.75
COMMERCIAL	646,220	488,048	-24.48
MOBILE UNITS	74,101	56,239	-24.10

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in calculation of median values from 2010 to 2011 has changed and reflects situations such as parcel consolidations, splits, and creation of economic units. This is an ongoing process which reflects market conditions.

Historical Fcv Comparison



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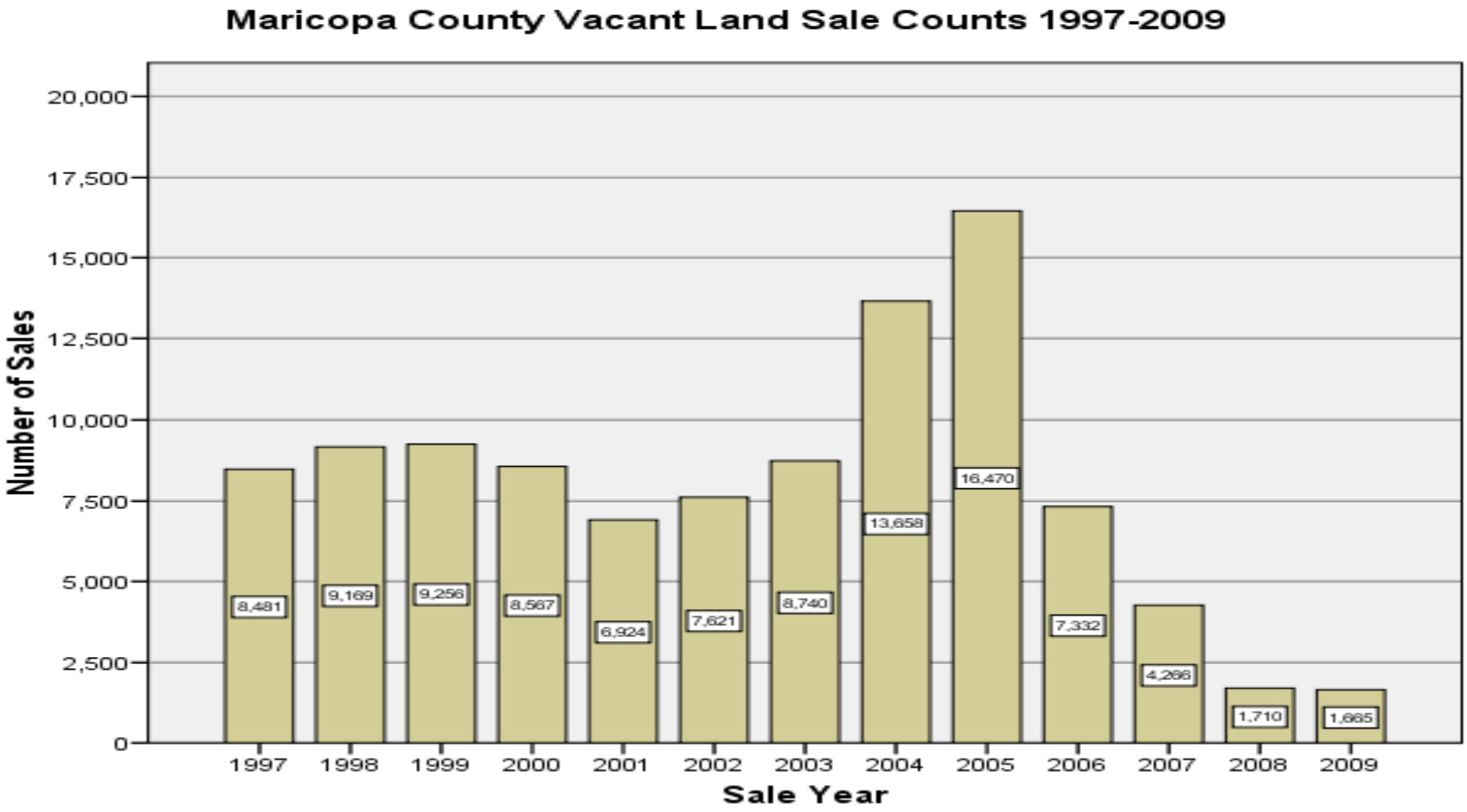
Vacant Land



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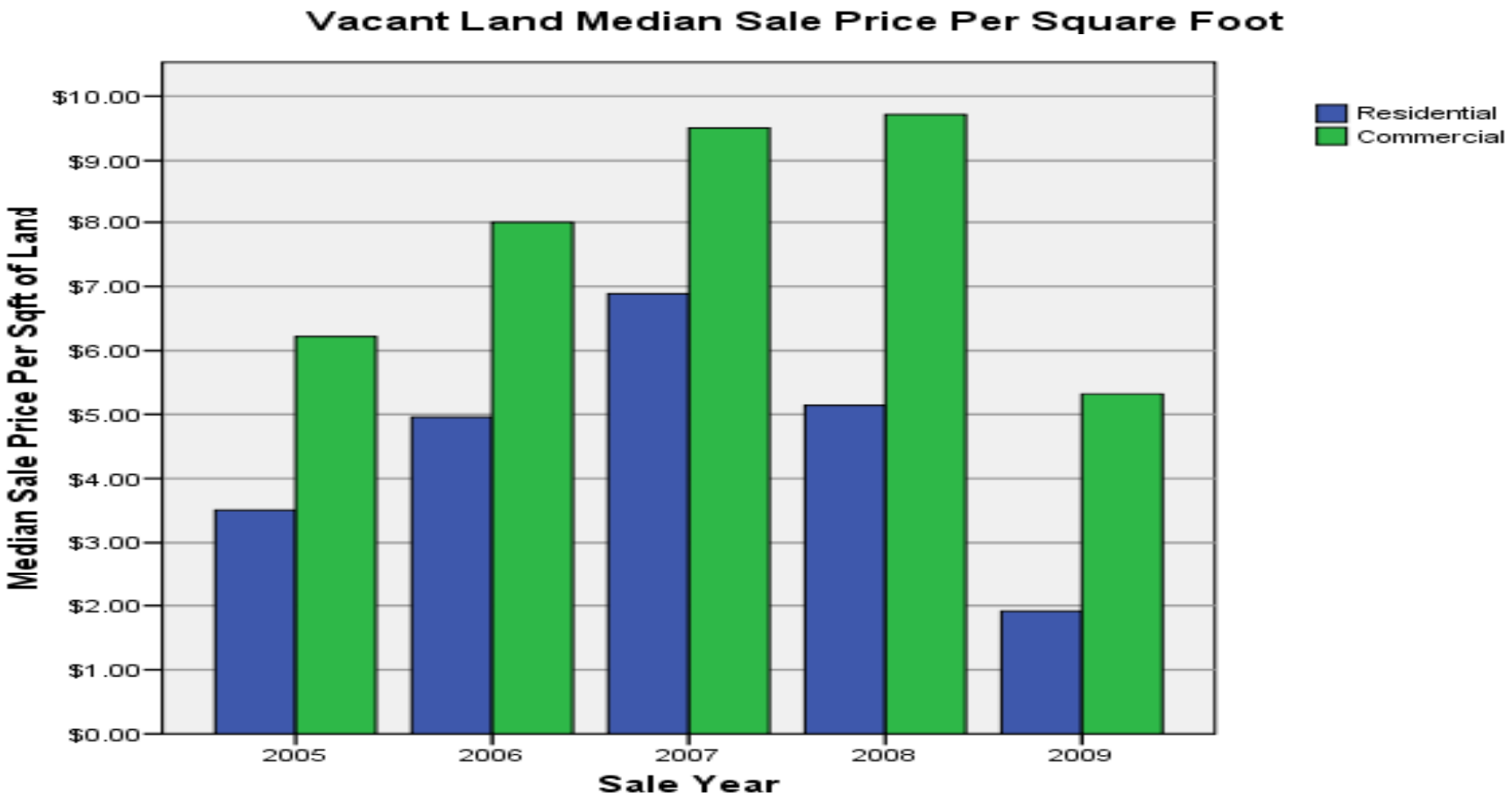
Vacant Land



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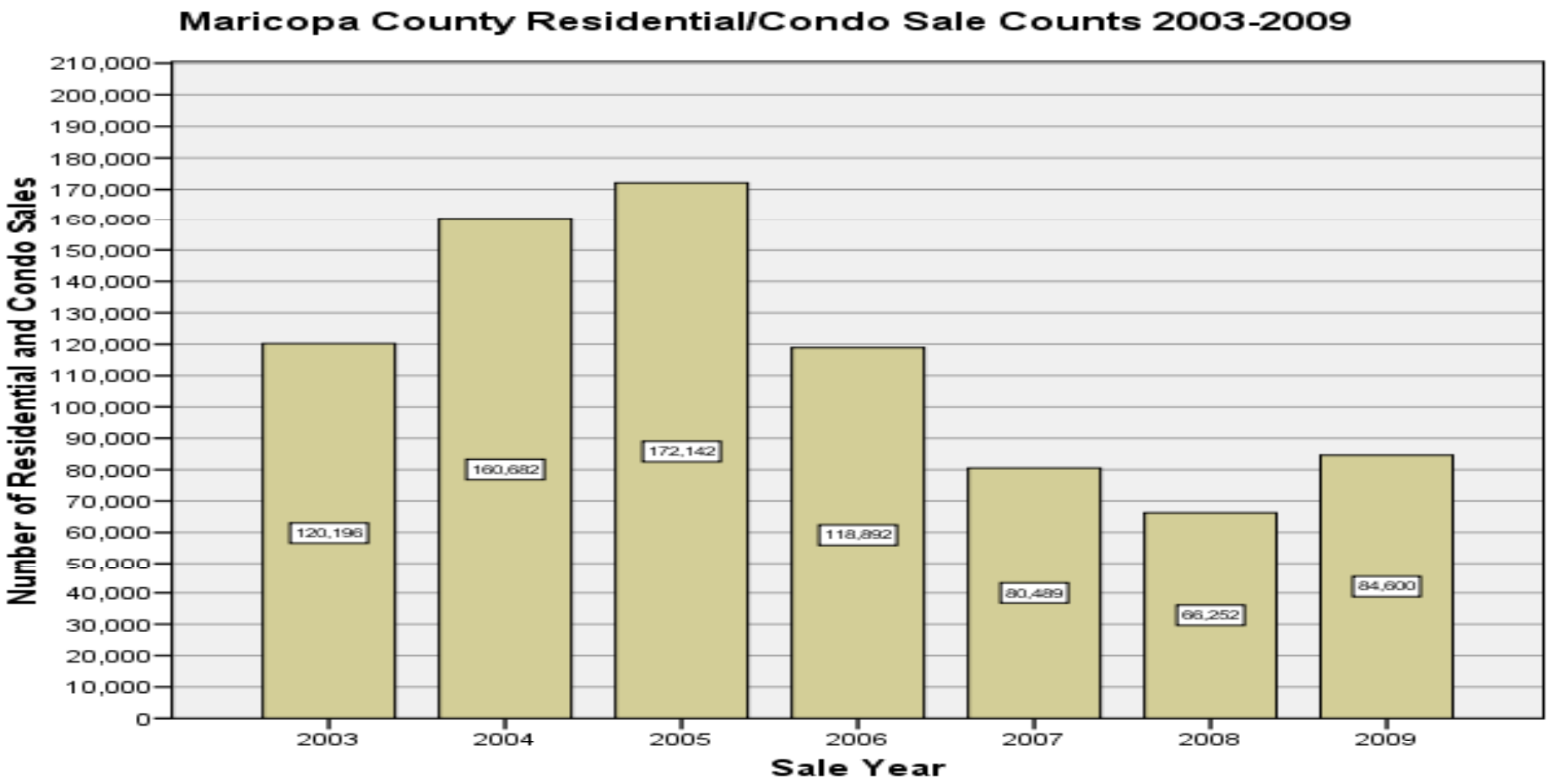
Residential/Condo



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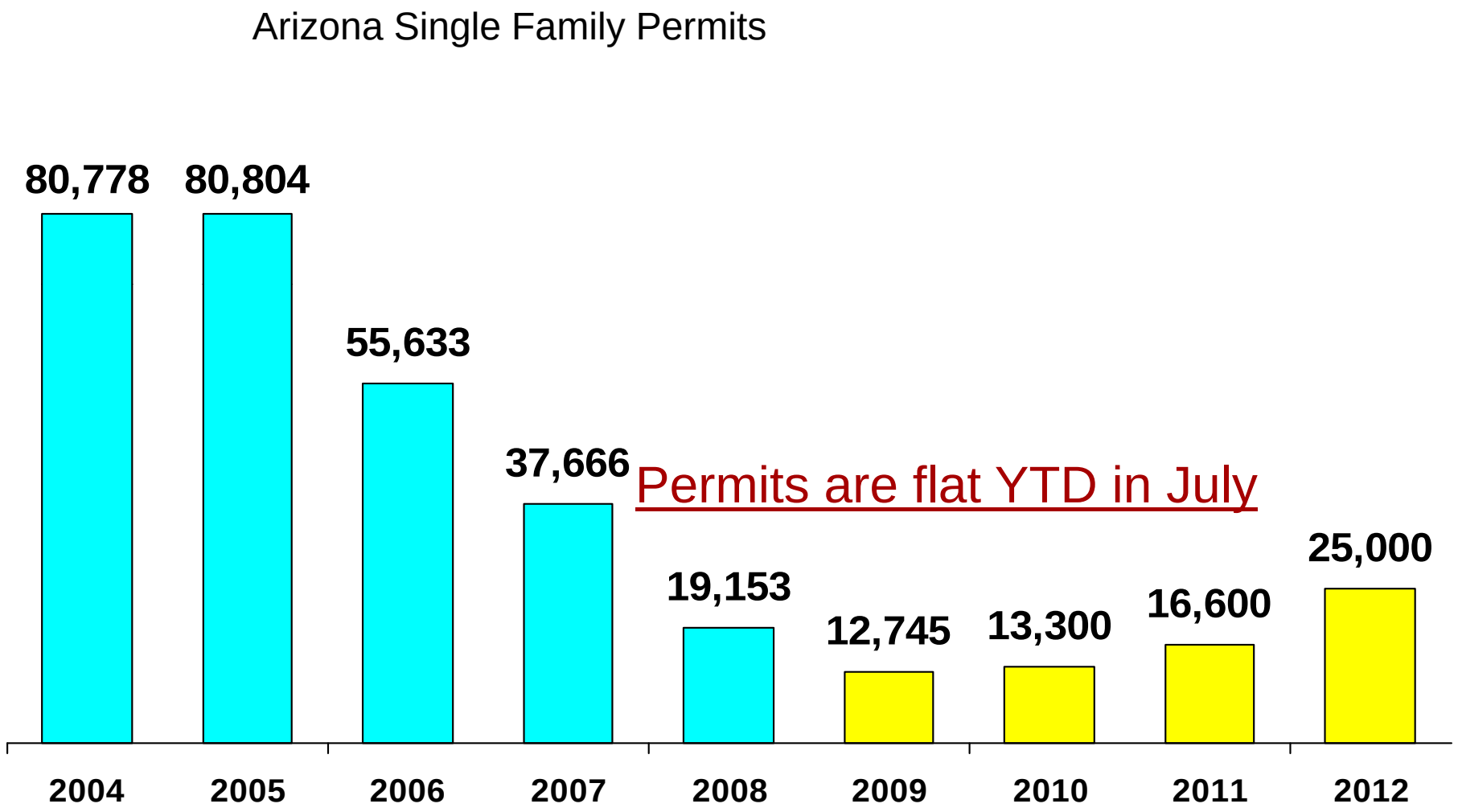
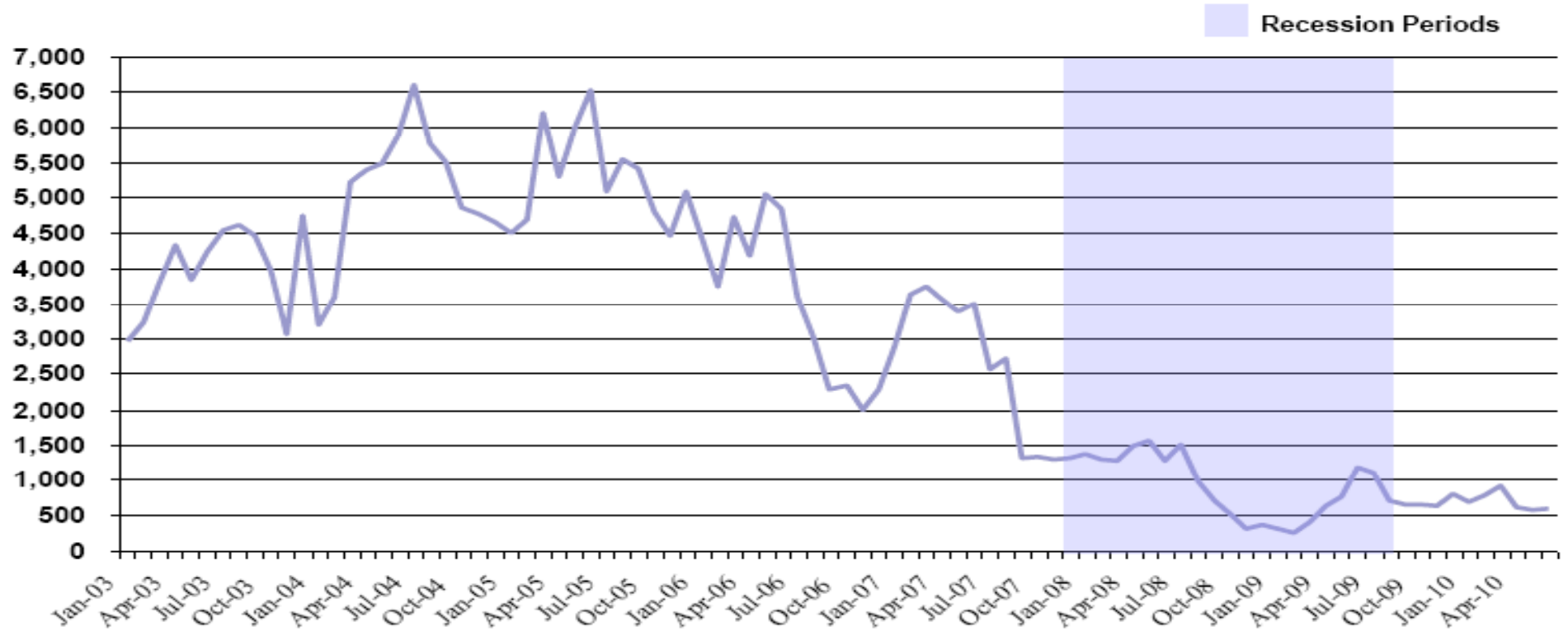
Home Building Hits Bottom in 2009



U. S. Census Bureau and W. P. Carey School of Business

Single Family Permits
2003 – 2010*

Source: RL Brown



Elliott D. Pollack & Company

*Data through June 2010

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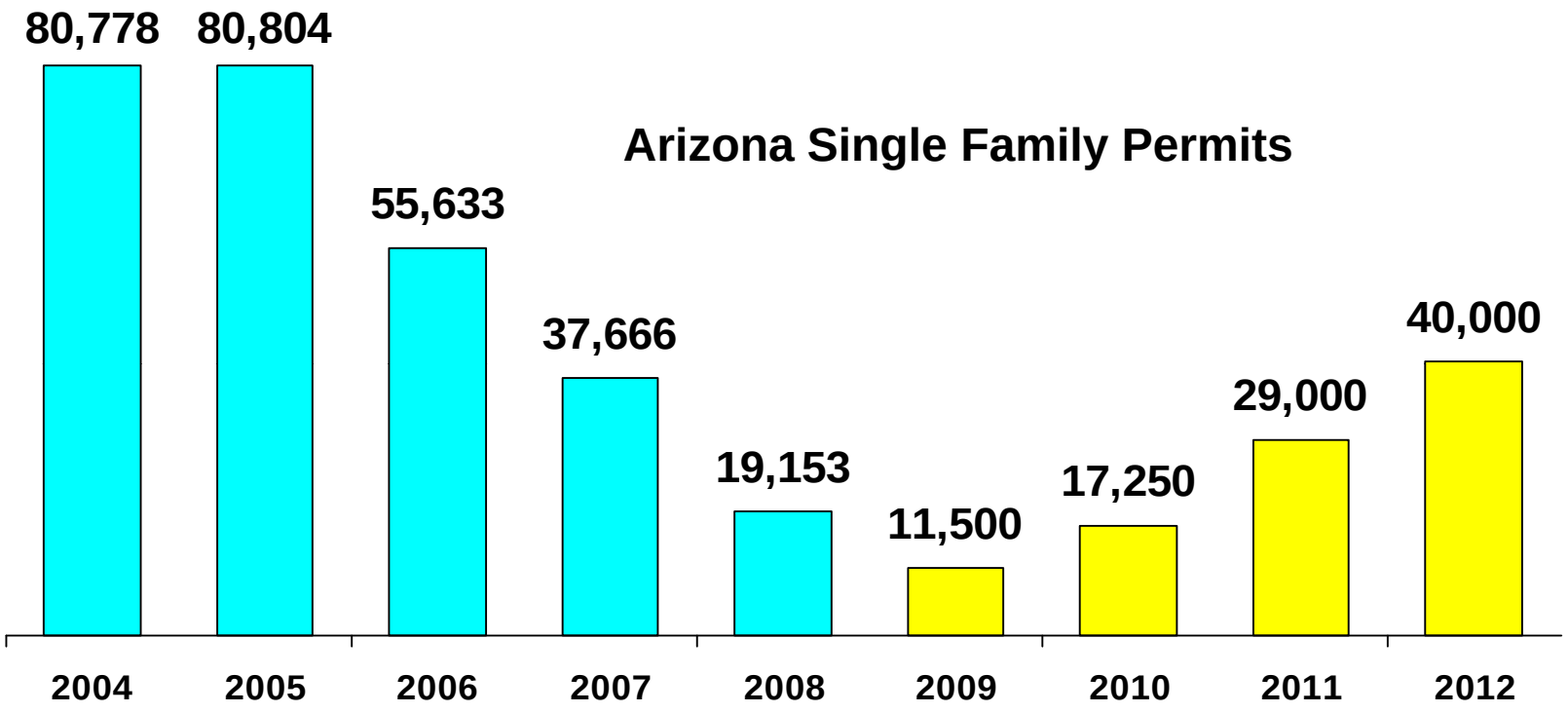
Home Building Hits Bottom in 2009



U. S. Census Bureau and W. P. Carey School of Business

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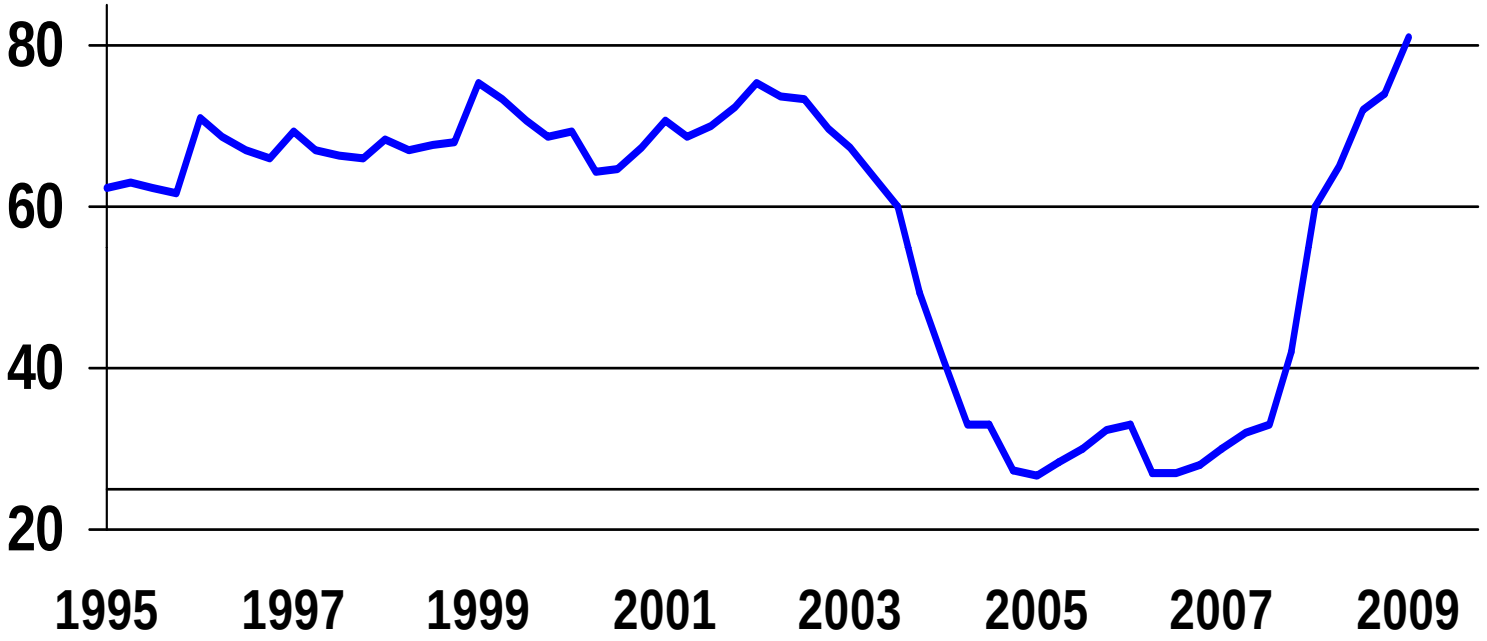
Arizona Housing Affordable Again

Percent Families That Can Afford Median Priced Home



National Association of Home Builders, Phoenix MSA

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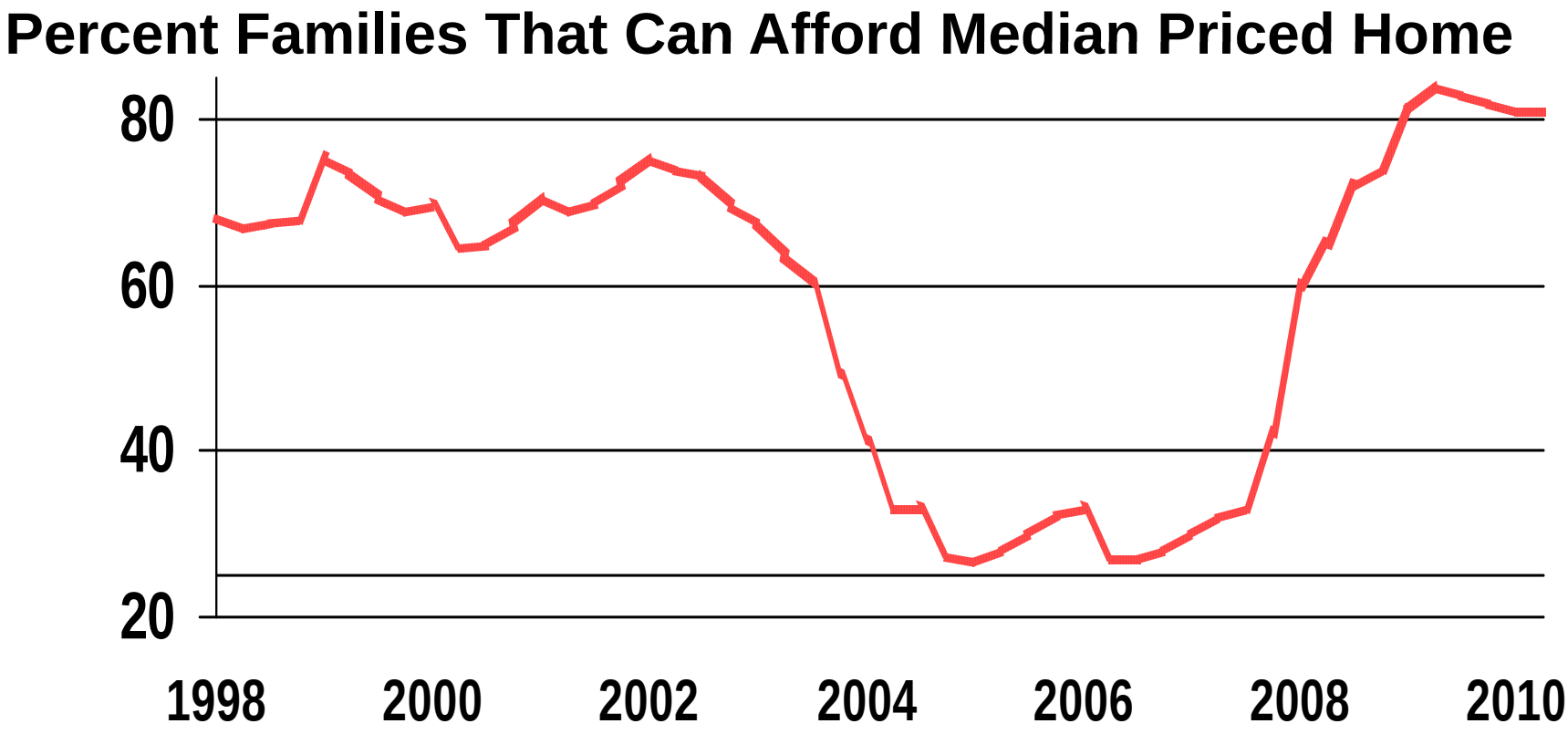
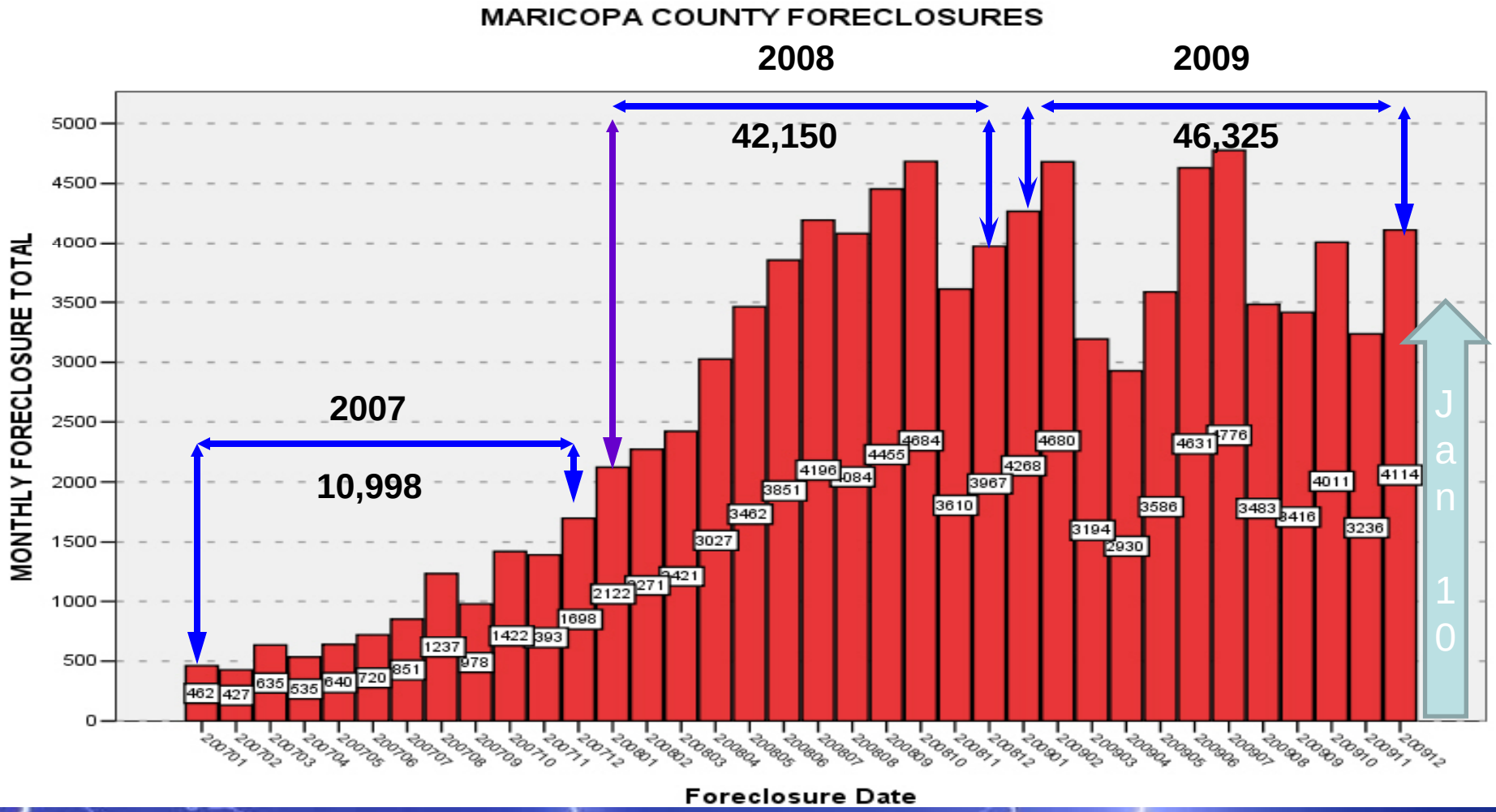
Assessor

Silver Lining: Arizona Housing Again More Affordable Than U.S.



National Association of Home Builders based on Phoenix MSA

Residential/Condo



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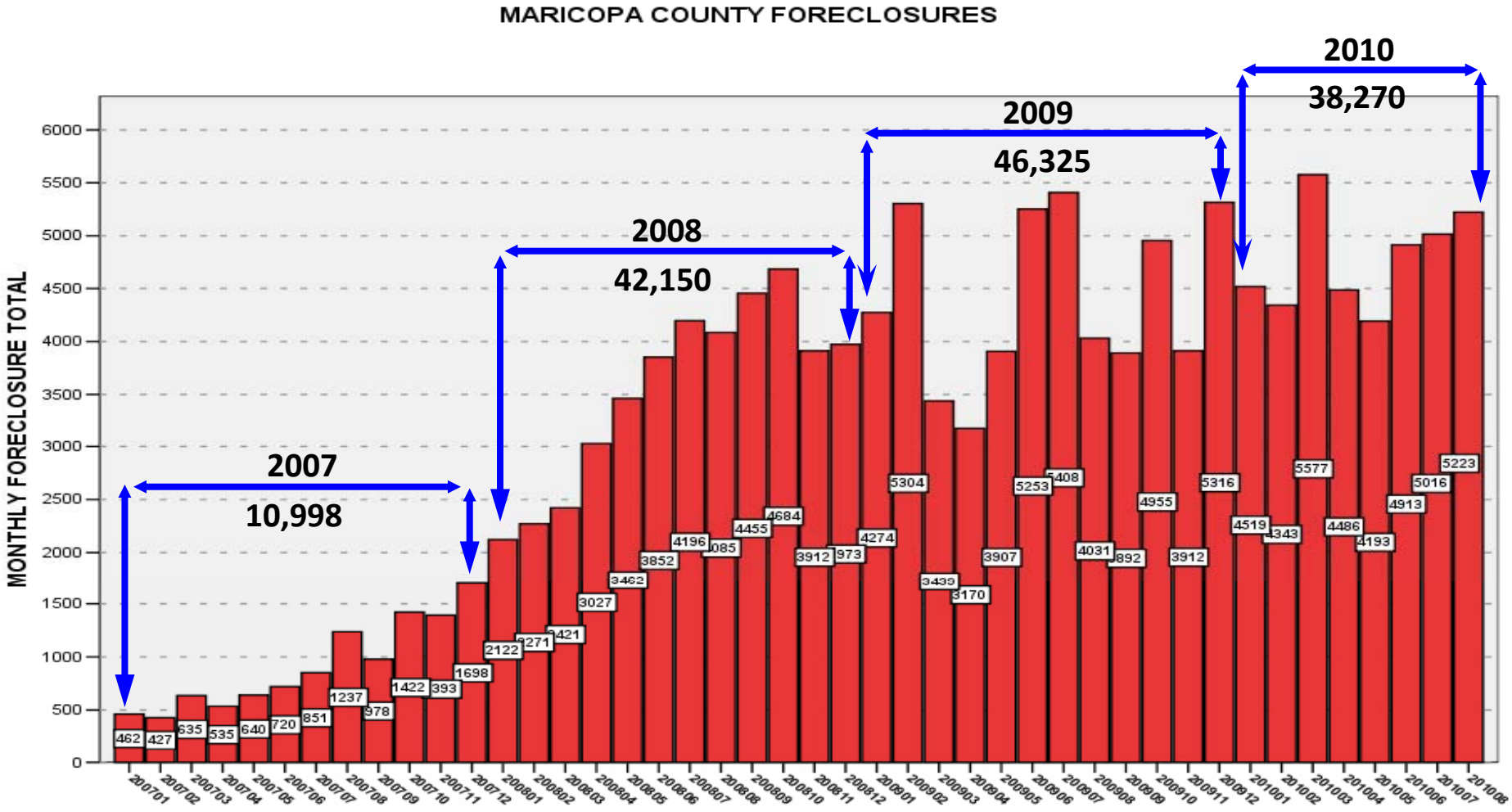
Residential/Condo



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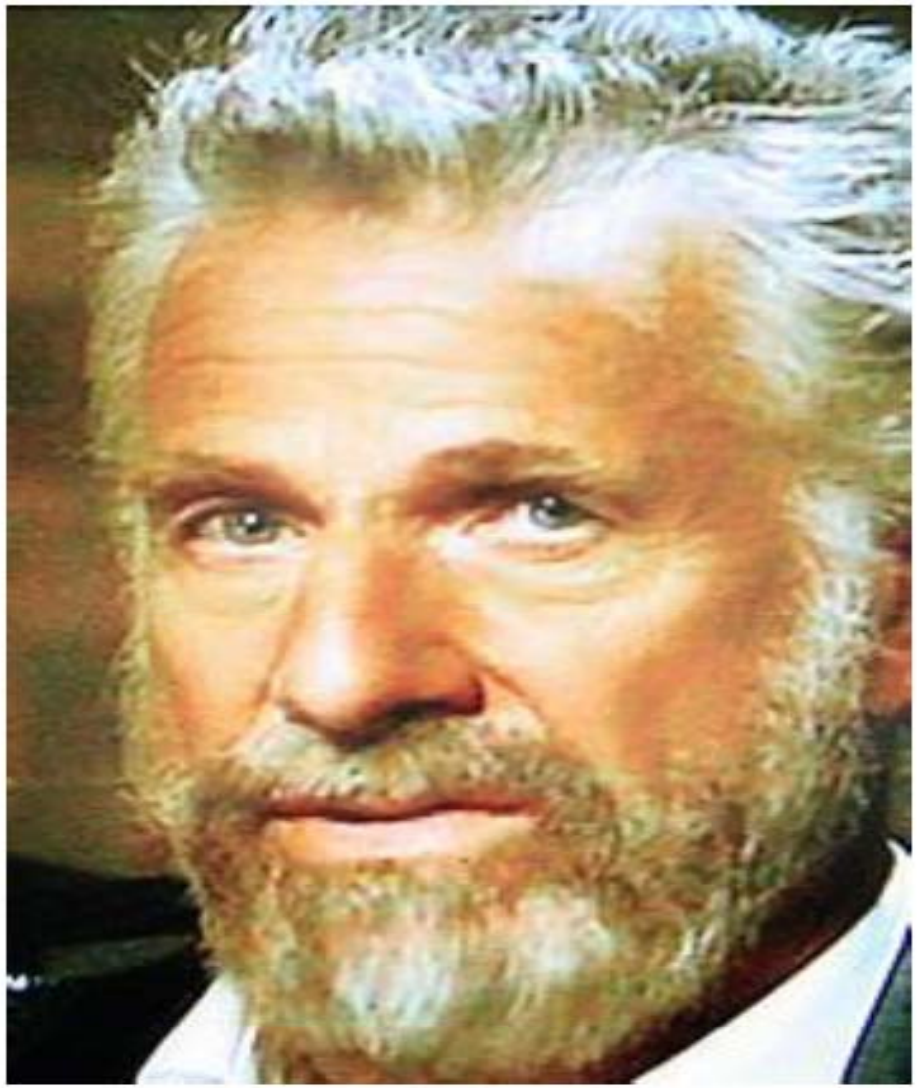
I don't always buy houses, but when I do, I prefer foreclosures.

Stay thirsty my friends.



Elliott D. Pollack & Company

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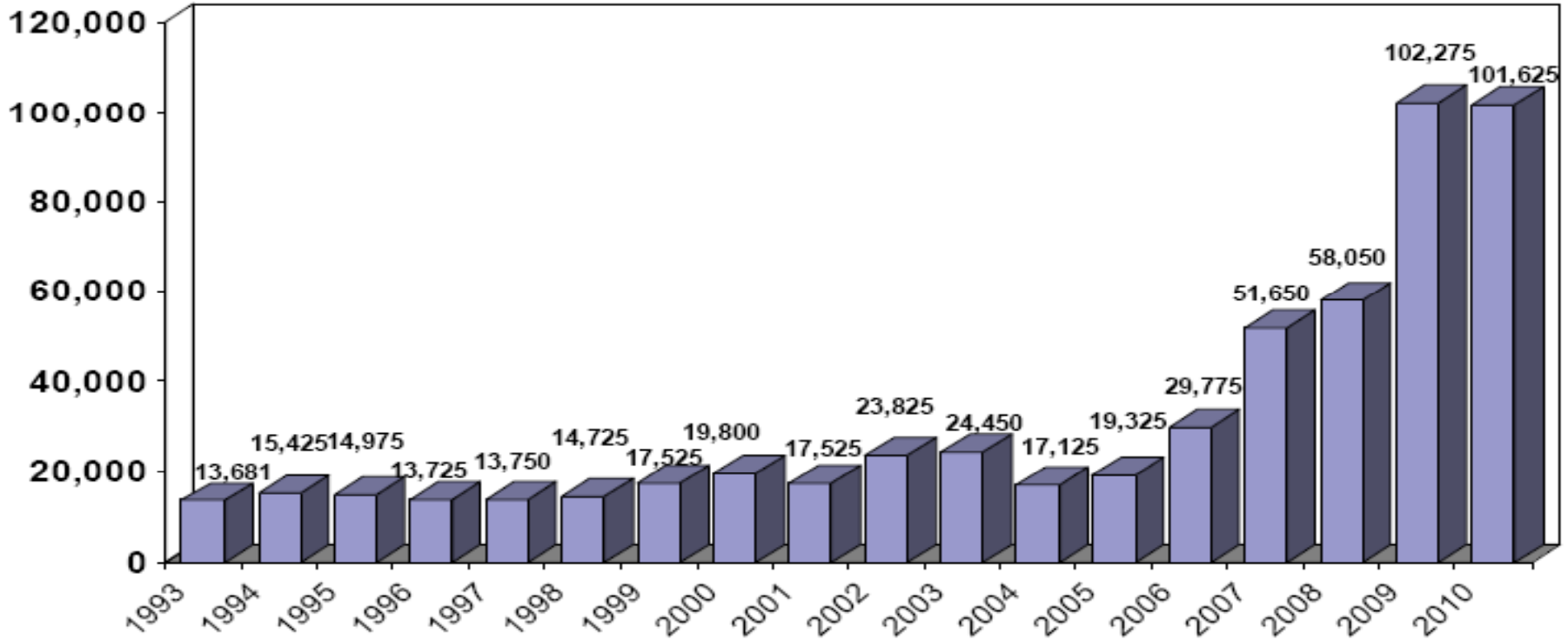
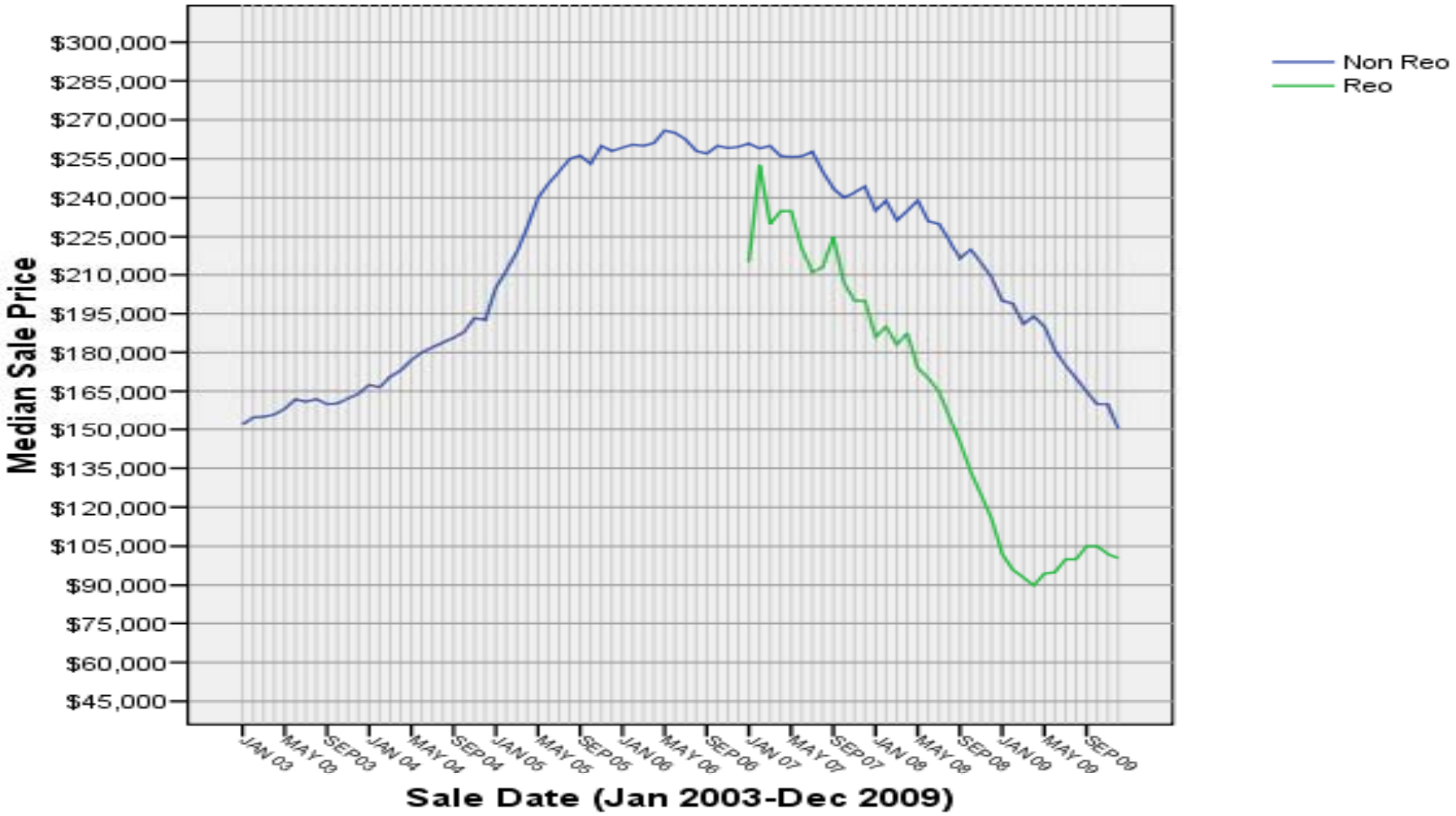
Single-Family Vacant Units
Greater Phoenix 1993–2010q2
Source: PMHS



Elliott D. Pollack & Company

Excess supply could still be 40,000 to 50,000 units regardless of how we do the calculation.

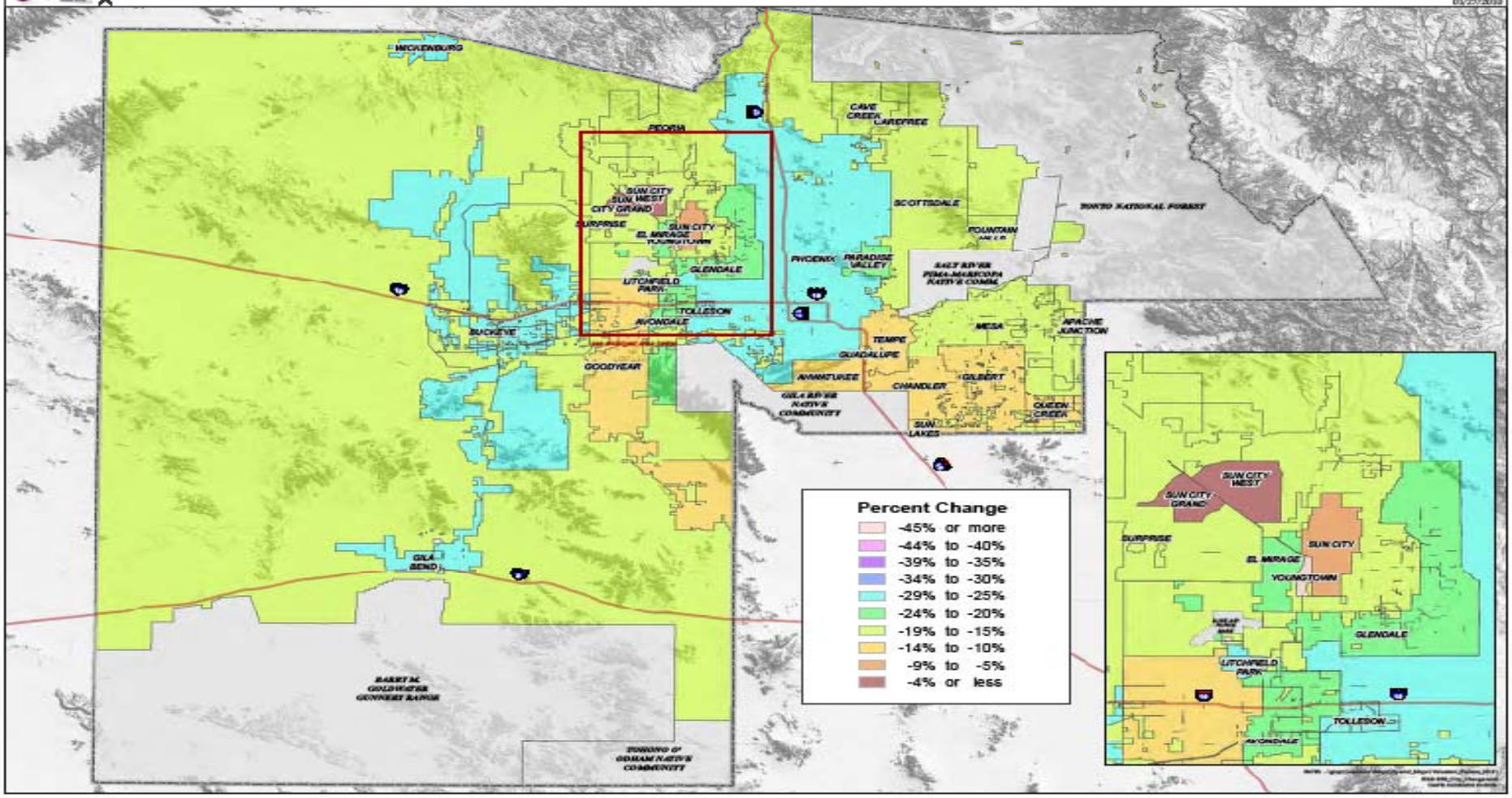
Residential/Condo



MARICOPA COUNTY SINGLE FAMILY RESIDENTIAL FULL CASH VALUE PERCENT CHANGE BY MUNICIPALITY

Tax Year 2011

Keith E. Russell, MAI



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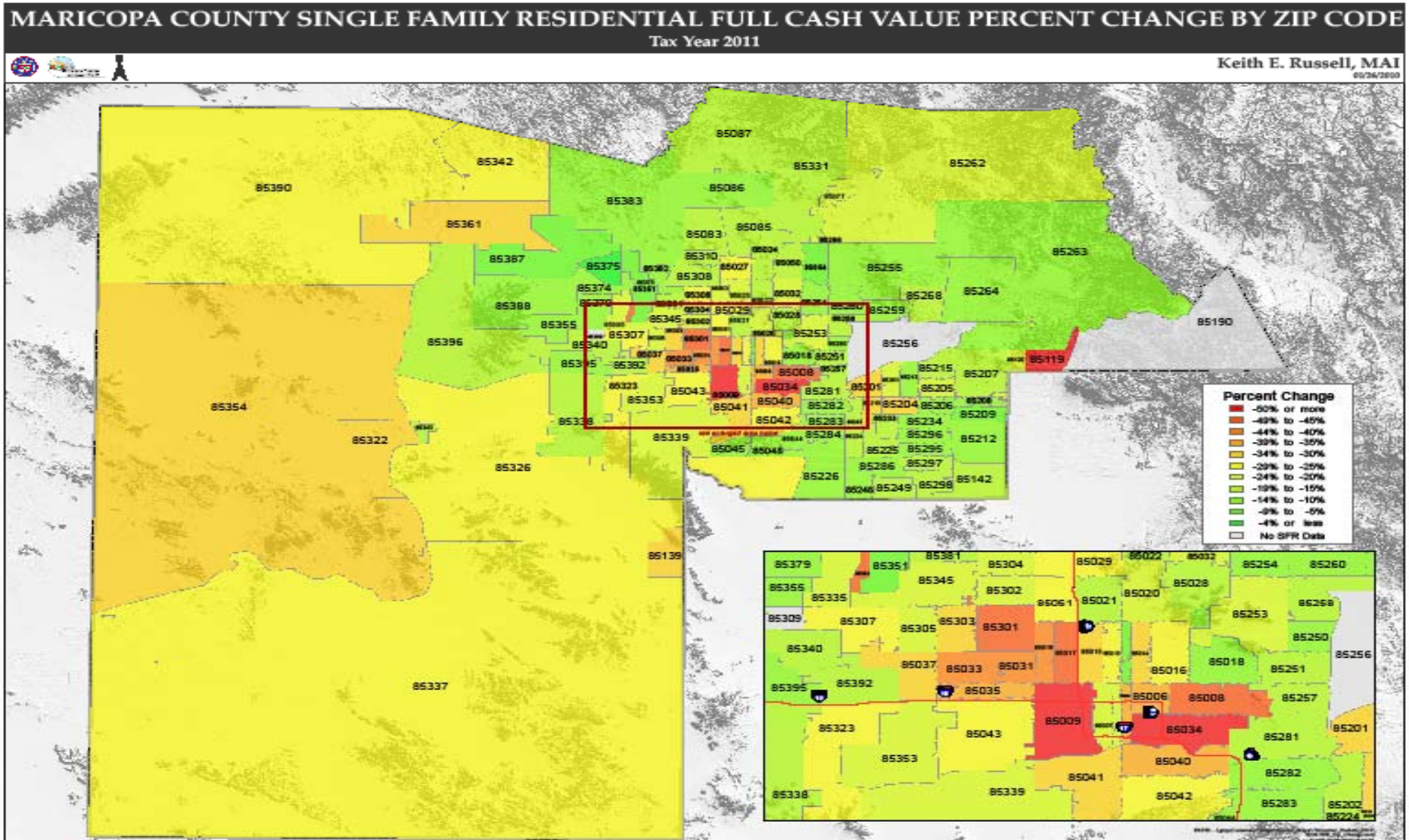

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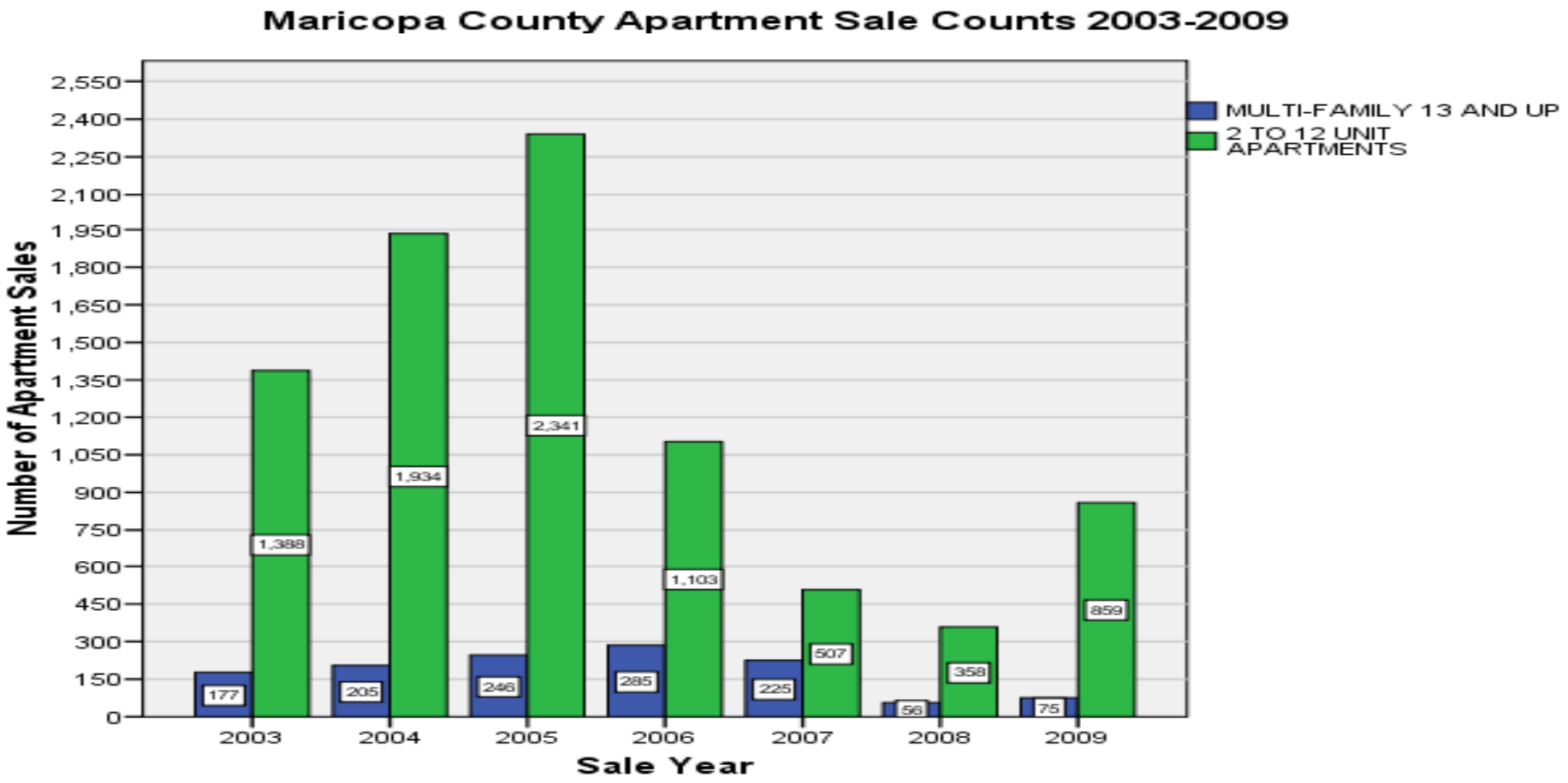
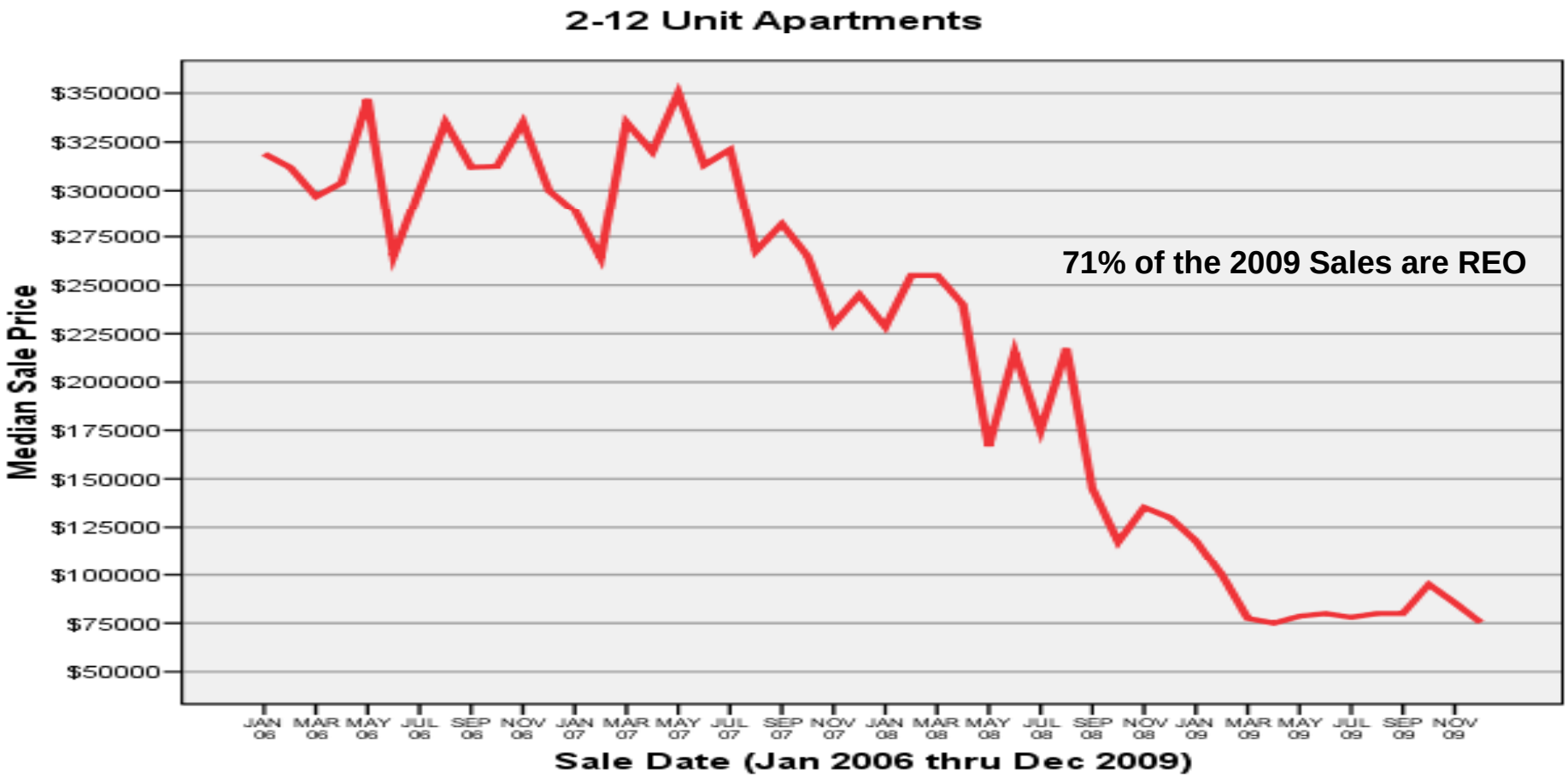
Apartments


Maricopa County Apartment Sale Counts 2003-2009
Number of Apartment Sales
2,550
2,400
2,250
2,100
1,950
1,800
1,650
1,500
1,350
1,200
1,050
900
750
600
450
300
150
0
MULTI-FAMILY 13 AND UP
2 TO 12 UNIT APARTMENTS
177
1,388
205
1,934
246
2,341
285
1,103
225
507
56
358
75
859
2003
2004
2005
2006
2007
2008
2009
Sale Year

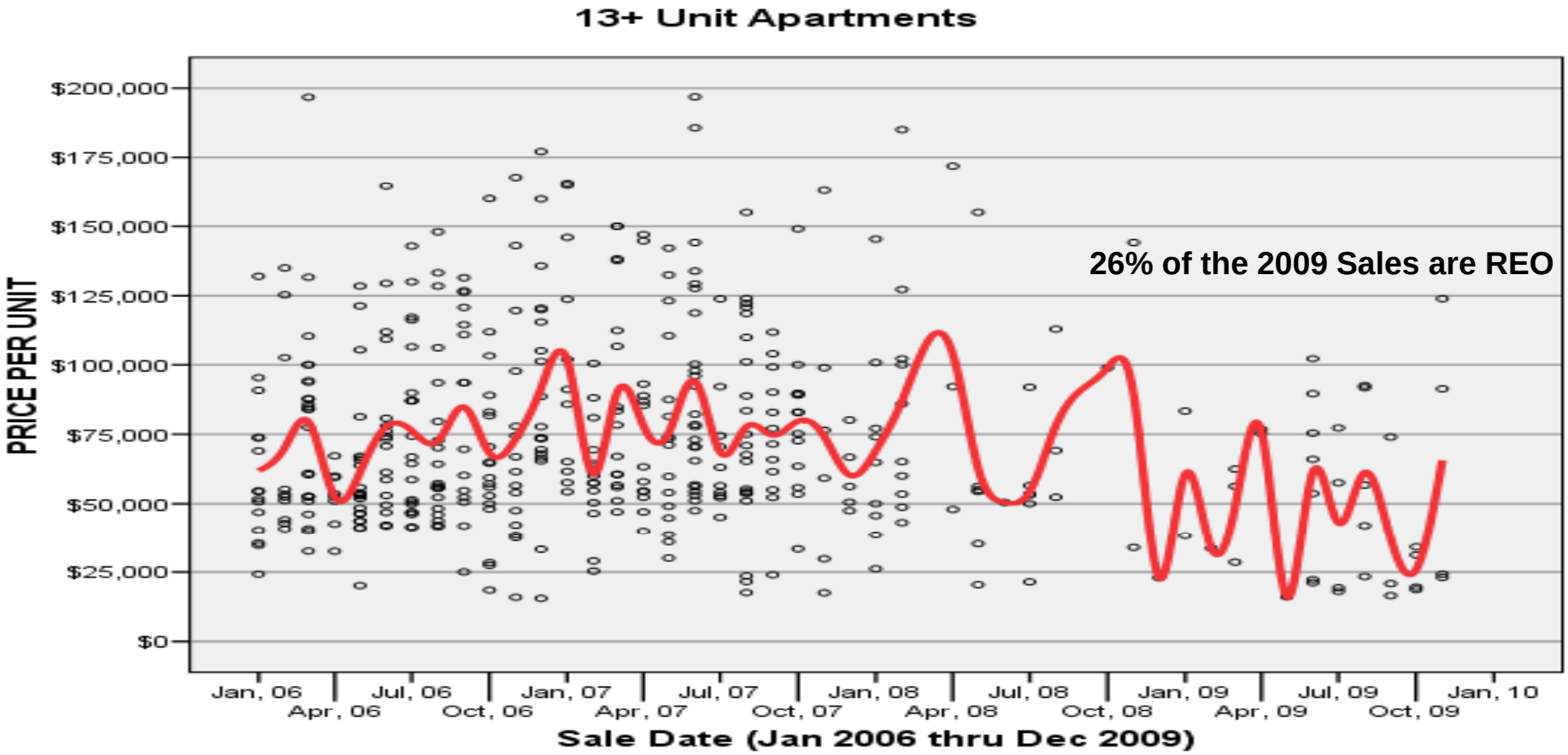
MARICOPA
ARIZONA
COUNTY
Keith E. Russell, MAI
Assessor

Apartments


2-12 Unit Apartments
Median Sale Price
$350000
$325000
$300000
$275000
$250000
$225000
$200000
$175000
$150000
$125000
$100000
$75000
$50000
JAN 06
MAR 06
MAY 06
JUL 06
SEP 06
NOV 06
JAN 07
MAR 07
MAY 07
JUL 07
SEP 07
NOV 07
JAN 08
MAR 08
MAY 08
JUL 08
SEP 08
NOV 08
JAN 09
MAR 09
MAY 09
JUL 09
SEP 09
NOV 09
Sale Date (Jan 2006 thru Dec 2009)
71% of the 2009 Sales are REO

MARICOPA
ARIZONA
COUNTY
Keith E. Russell, MAI
Assessor

Apartments



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Assessor

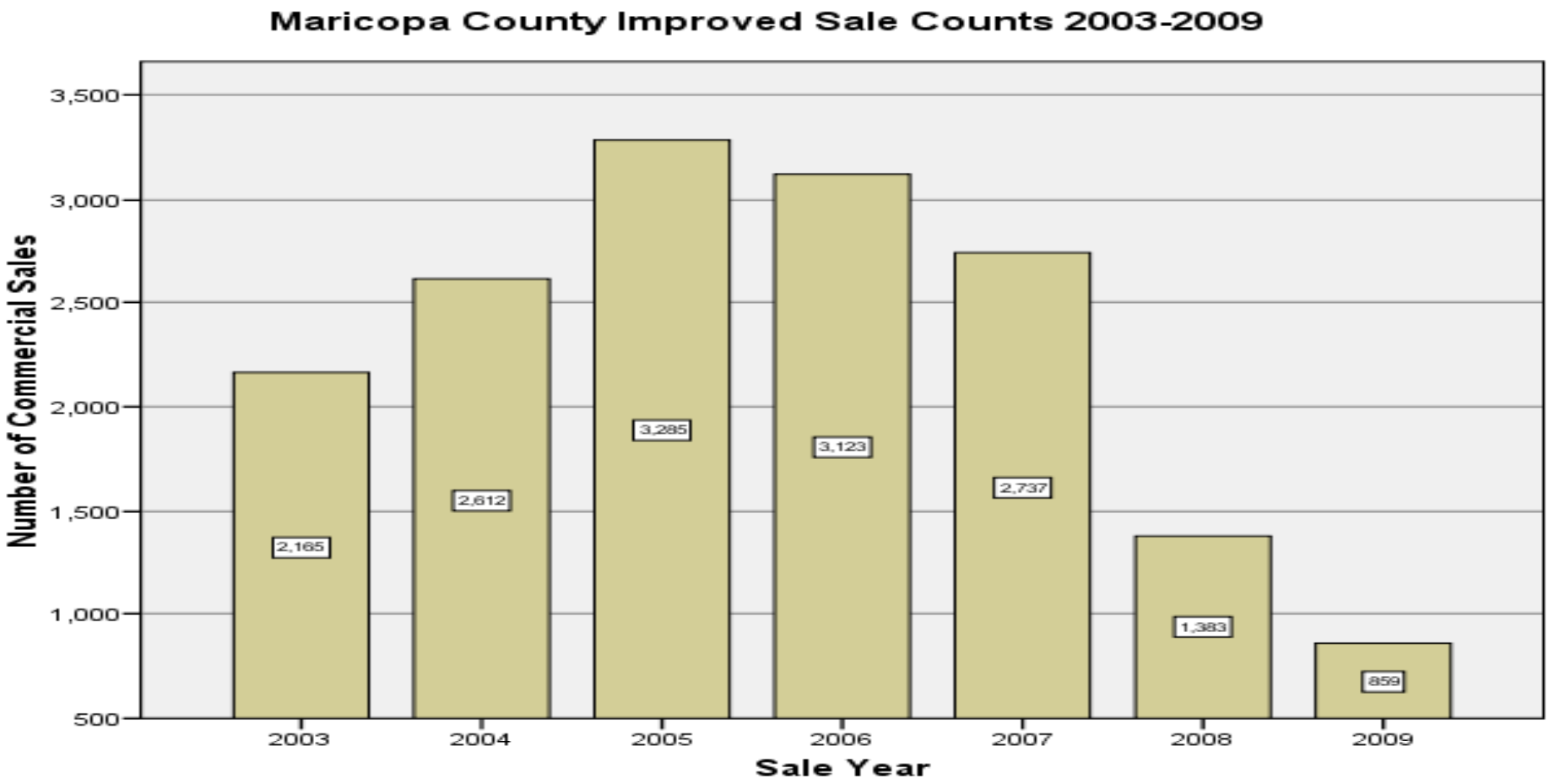
Apartments

TAX YEAR 2011 APARTMENT MEDIAN % CHANGE

Median

FLAG	Percent Change
MULTI-FAMILY 13 AND UP	-.2670
2 TO 12 UNIT APARTMENTS	-.3387
Total	-.3338

Commercial



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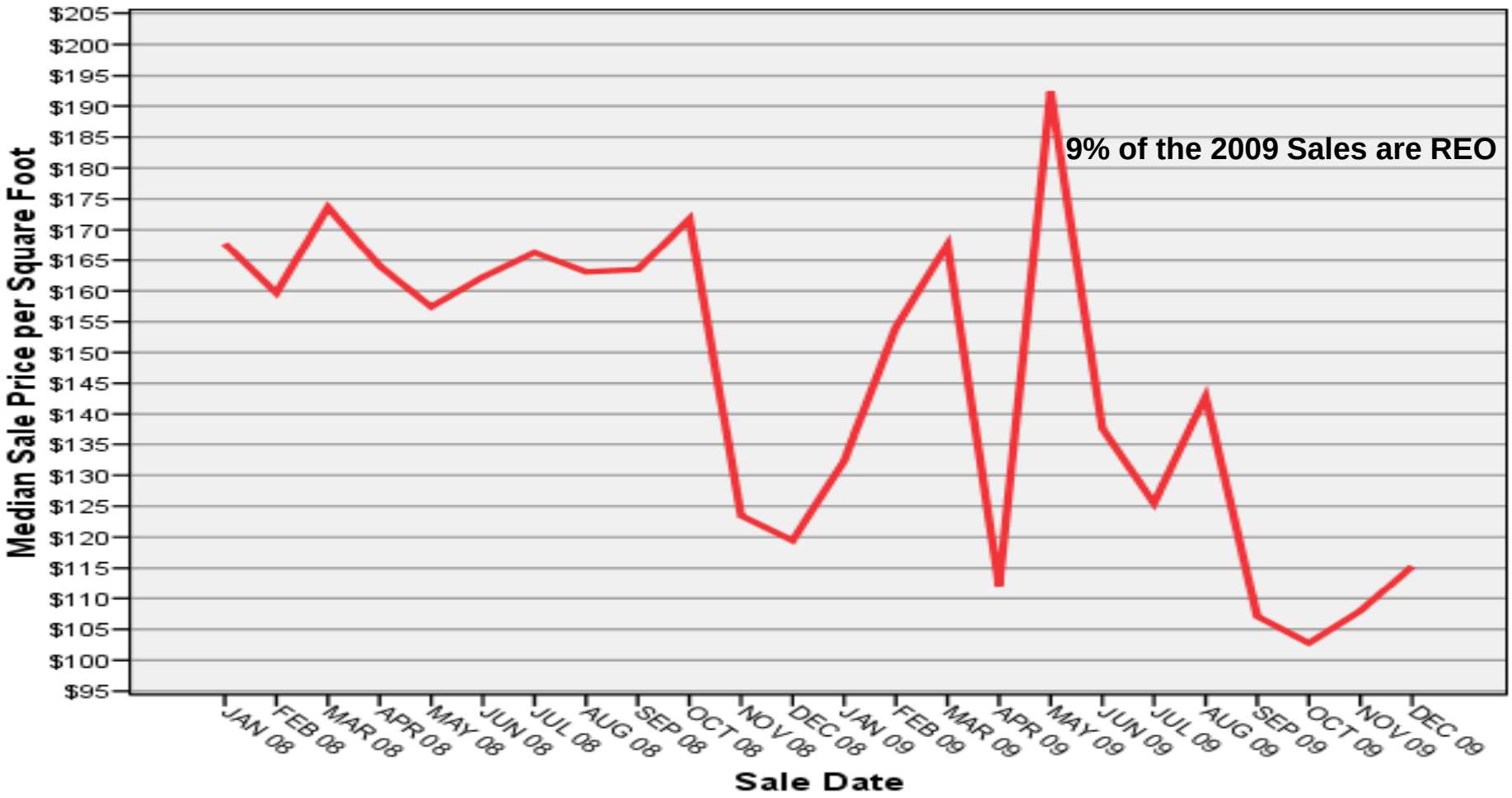
Commercial


Median Sale Price per Square Foot
$205
$200
$195
$190
$185
$180
$175
$170
$165
$160
$155
$150
$145
$140
$135
$130
$125
$120
$115
$110
$105
$100
$95
9% of the 2009 Sales are REO
JAN 08
FEB 08
MAR 08
APR 08
MAY 08
JUN 08
JUL 08
AUG 08
SEP 08
OCT 08
NOV 08
DEC 08
JAN 09
FEB 09
MAR 09
APR 09
MAY 09
JUN 09
JUL 09
AUG 09
SEP 09
OCT 09
NOV 09
DEC 09
Sale Date

Commercial % change by type

Median

USE2DIG		Median Percent Change
04	HOTEL	-.2542
05	MOTEL	-.2669
06	RESORT	-.3455
10	CONVERTED RES	-.2696
11	CONVENIENCE MARKET	-.2801
12	STORE COMBO	-.2697
13	DEPARTMENT STORE	-.2734
14	SHOPPING CENTER	-.1542
15	OFFICE	-.2842
16	BANK	-.2801
17	SERVICE STATION	-.2797
18	VEHICLE SALES	-.2478
20	RESTAURANT	-.2729
21	MEDICAL	-.2826
22	RACE TRACK	-.2353
25	THEATERS	-.2769
26	PARKING FACILITIES	-.2318
27	CLUBS, LODGES, REC	-.2801
28	PARTIALLY COMPLETE	-.2948
29	PRIVATE SCHOOL	-.2867
30	INDUSTRIAL	-.1887
37	WAREHOUSE	-.2509
Total		-.2735

SUPPLY
v.
DEMAND

Elliott D. Pollack & Company

Keith E. Russell, MAI
Assessor

There is currently no multi-tenant office space under construction (q2 10).

*Greater than 10,000 sf

Elliott D. Pollack & Company

Keith E. Russell, MAI
Assessor

No significant office building in Greater Phoenix for next 5 years.

Elliott D. Pollack & Company

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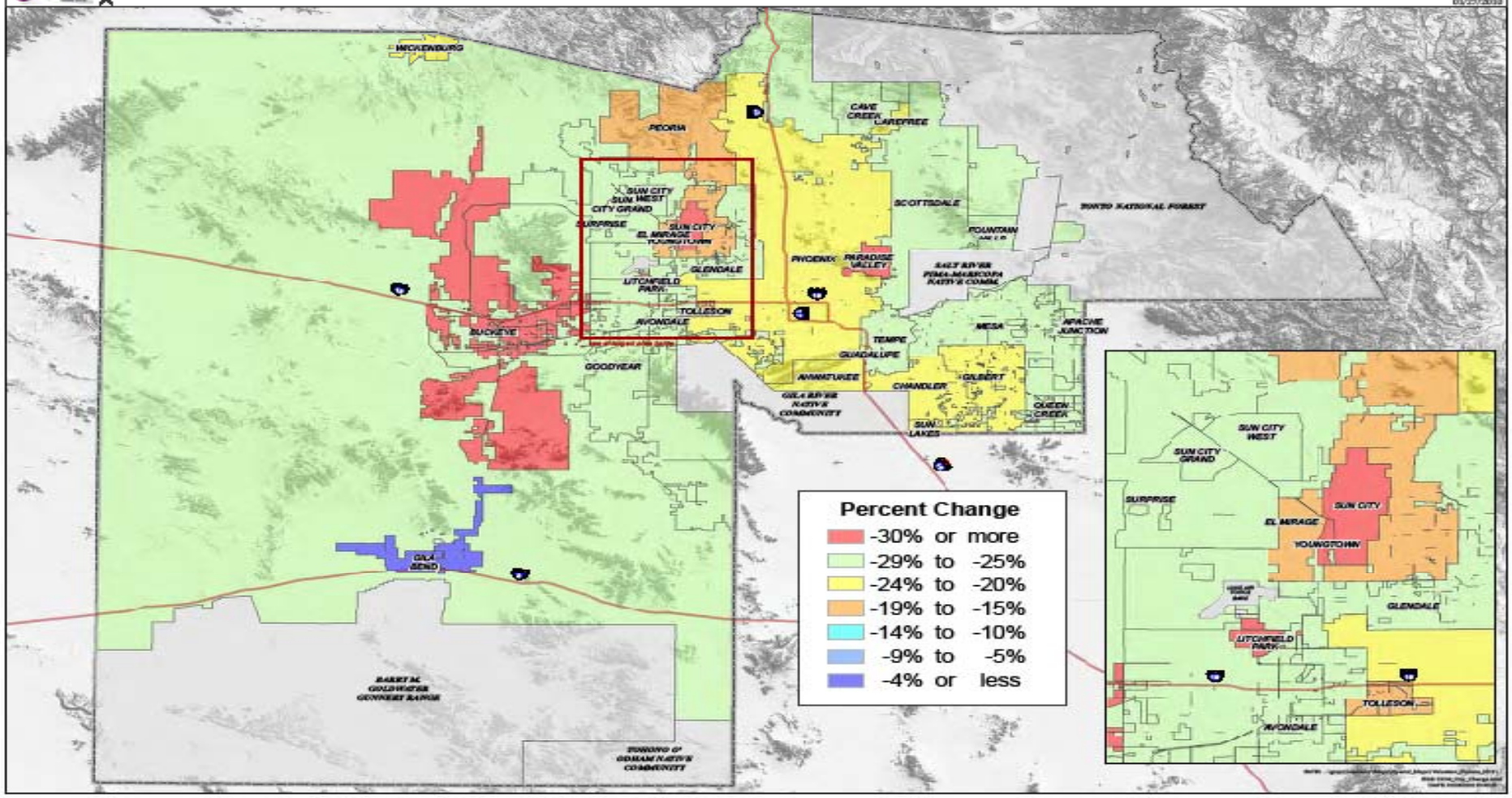
No new commercial construction is needed for years.

MARICOPA COUNTY COMMERCIAL FULL CASH VALUE PERCENT CHANGE BY MUNICIPALITY

Tax Year 2011

Keith E. Russell, MAI



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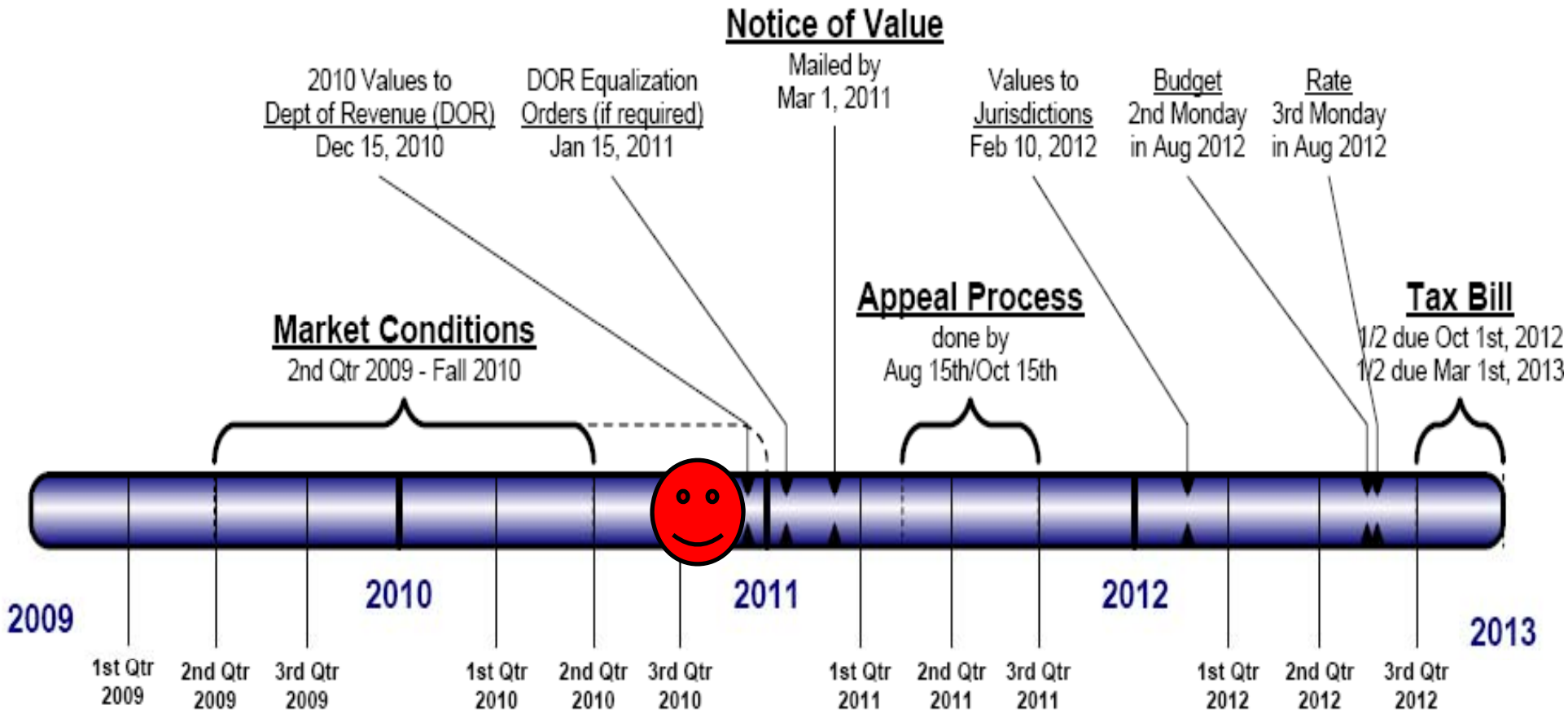

2012 Tax Roll Timeline

Keith E. Russell, MAI
Assessor

Thank
You