



FALL 2007

MARICOPA COUNTY ASSESSOR'S OFFICE

Keith E. Russell County Assessor

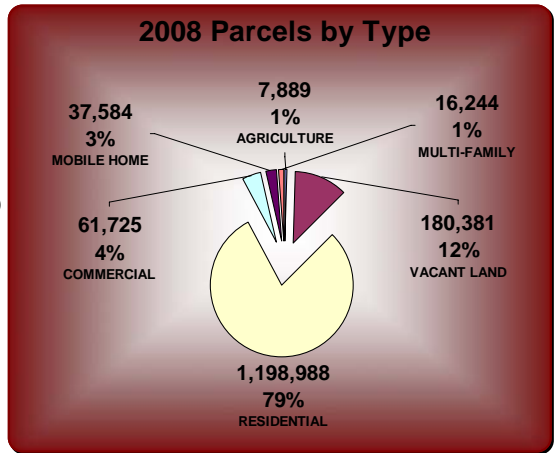


A Note from the County Assessor

Dear Property Owner:

Enclosed with this message is your 2008 Notice of Change in Property Valuation. You are receiving this Notice because there has been a change in, or a change to, your property. As you may already be aware, my office sent you a 2008 Notice of Valuation in February of this year, detailing your property's new Full Cash Value (FCV) and Limited Property Value (LPV). This Notice is an update to those valuations, as required by A.R.S. § 42-15105, which allows taxing jurisdictions such as cities, school districts, and the county to more accurately calculate the tax roll for the upcoming year. As most citizens are unfamiliar with this type of property notice, let me be more specific about what it intends to capture: new construction (this is the bulk of it), additions to, deletions from (e.g. improvements to an existing home, or improvements to the property), splits or consolidations of assessment parcels, and changes in property use that occurred between October 1, 2006 through September 30, 2007.

Also included as part of this message are some interesting statistics on the services that my staff provides to the public, as well as an informative pie chart detailing the different types of property in Maricopa County. I am proud of the effort that my staff provides to serve the public, and I am committed to continuing excellent service to every taxpayer in Maricopa County. I would ask that you carefully review the information found on this Notice; if you disagree with our valuation, or feel you have received this notice in error, please contact the Call Center at (602) 506-3406, and a member of my staff will be happy to assist you with your questions or concerns.



Thank you for this opportunity to serve you,

Keith E. Russell, MAI
Maricopa County Assessor

	Fiscal Year		Percentage
	2006	2007	
Deeds Processed:	483,000	392,700	-19%
Sr. Protection Exemptions Processed:	5,100	7,500	47%
Public Assistance Activity (Downtown):	199,100	271,200	36%
Website Visits:	*	45,296,400	n/a
* GIS visits only = 35,500,000			

Addendum Notice

In accordance with House Bill 2221 enacted in the 2006 legislative session, the purpose of this addendum is to inform property owners of the following:

If the property listed on this Notice of Value is used for rental residential purposes as defined in A.R.S. 42-12004 and is currently classified as legal class 3 (owner-occupied), you must register the property as rental residence (legal class 4) with the County Assessor pursuant to A.R.S. 33-1902 of the Rental Residential Property law. Failure to do so may subject you to a penalty. In order to register your property, you may visit our website at http://www.maricopa.gov/Assessor/Residential_Property_Form.aspx.

If you fail to register the rental property with the County Assessor after receipt of this Notice of Value, the city or town in which the property is located may impose a civil penalty in the amount of one hundred and fifty dollars (\$150) per day payable to the city or town for each day of violation, and the city or town may impose enhanced inspection and enforcement measures on the property.

NOTE: Several Arizona cities and towns impose a transactional privilege (sales) tax on persons engaged in the business of leasing or renting residential property. You can access the Model City Tax Code Section 445 for information on the cities and towns that impose the tax to determine if you are required to report the rental use. The web site for the model city tax code is www.modelcitytaxcode.org. That site also contains a phone number to answer questions you have regarding the applicable requirements for the municipal privilege/sales tax program. Residential Rental Properties are required to comply with the Landlord Tenant Act pursuant to Title 33, Chapters 10 & 11.

**For questions or to appeal your valuation,
call 602-506-3406 or visit www.maricopa.gov/assessor**

Para más información en Español o para hablar con un representante en Español, favor de llamar al: (602) 506-3406.