

PROPERTY TAX OVERSIGHT COMMISSION

Arizona Department of Revenue Building



Douglas A. Ducey
Governor

Grant Nülle
Chairman

Minutes of Meeting
July 16, 2020
Virtual meeting held on Google Meets

Jim Brodnax Member	Kevin McCarthy Member
Chris Kelling Member	Vacant Member

Members Present (Virtually)

Grant Nülle, Chairman
Jim Brodnax, Member
Kevin McCarthy, Member
Chris Kelling, Member

Staff Present (Virtually)

Darlene Teller, Staff

Call to Order

Chairman Grant Nülle called the meeting to order at 4:04 p.m. and asked Commission Members and staff to state their name for the record.

Approval of Minutes

The minutes of the December 10, 2019 meeting were reviewed. No additions or deletions were recommended. Jim Brodnax made a motion to approve the minutes as distributed and Kevin McCarthy seconded the motion. Members unanimously approved the minutes.

Review and approve change in values for the Town of Queen Creek requested by the Pinal County Assessor

Staff member Darlene Teller presented the material prepared for the Commission's review. The Town of Queen Creek implemented a large annexation in Pinal County for tax year 2020. The annexation was completed by the deadline and was approved by the Department of Revenue on November 26, 2019 for tax year 2020. However, the changes in the tax area codes were not processed by the Pinal County Assessor's Office until after the February abstract and levy limit worksheet were distributed to the town.

The county is requesting a change in value of \$45,815,143 (from \$44,386,461 to \$90,201,604 for property located in Pinal County). The requested change in value represents an increase in new construction since the annexation was not on the tax rolls for the town in the previous tax year.

Kevin McCarthy made a motion to approve the change in values for the Town of Queen Creek. Jim Brodnax seconded the motion. The motion passed unanimously.

Review and approve change in values for fire districts in Pima County requested by the Department of Revenue

Darlene presented the materials prepared for the Commission's review. The department processed a tax roll correction in January 2020 and distributed the information to counties. Although Pima County updated the abstract to include the correction to centrally valued property as requested by the department, the fire

district levy limit worksheets were prepared and distributed based on the original assessment roll that was conveyed by December 20.

The department is requesting an increase in values of \$149,255 for Avra Valley, \$91,473 for Corona De Tucson, \$52,530 for Drexel Heights, \$3,441,819 for Golder Ranch, \$21,734 for Green Valley, \$2,483,703 for Northwest, \$38,165 for Picture Rocks and \$39,260 for Three Points.

Kevin McCarthy asked if there was a history by the county of not updating fire district values that were requested late in the year. Darlene explained the position of the county for not making changes after the original assessment roll was conveyed by December 20. The department also prepares additional worksheets to summarize the current values, new construction values and values excluding new construction for the county, community college and cities. However, this same information is not prepared for fire districts since new construction is not part of the levy limit worksheet for a fire district. We will look to see if there is some other means to communicate to the county if there is a requested change in values late in the year.

Chris Kelling made a motion to accept the change in values for the fire districts in Pima County as presented. Kevin McCarthy seconded the motion. The motion passed unanimously.

Review and approve change in values for Tusayan Fire District requested by the Department of Revenue

Darlene presented the materials prepared for the Commission's review. On December 5, 2019, a notice of claim was submitted to the department by the taxpayer to correct the data originally reported for tax years 2016-2019 (or current year plus three prior years). A similar correction was made to tax year 2020 data. The correction was made to the original cost of plant and equipment for tax area codes in and around the City of Tusayan and the Tusayan Fire District.

The correction did not affect the overall taxable full cash value but does affect how that value is apportioned between the impacted tax area codes and the related taxing authorities. This allocation change resulted in an increase in value for Tusayan Fire District of \$327,314 (from \$231,945 to \$559,259). As clarification based on question from Chief Greg of Tusayan Fire District, the Commission would act on the requested increase in values of \$327,314 and the result would be an increase to the current year allowable levy limit of \$11,456 based on the maximum tax rate of \$3.50 per the district's voter approved budget override.

Jim Brodnax made a motion to accept the change in values for the Tusayan Fire District as presented. Kevin McCarthy seconded the motion. The motion passed unanimously.

Adjourn

With all agenda items complete, Chairman Nülle asked if there was a motion to adjourn. Chris Kelling made a motion to adjourn and it was seconded by Jim Brodnax. The motion passed unanimously. The meeting adjourned at 4:18 p.m.