

**SPECIAL TAXING DISTRICT
IMPACT STATEMENT TO ORGANIZE DISTRICT**

Proposed Yaple Park Irrigation Water Delivery District

Pursuant to the provisions of A.R.S. § 48-261 and § 48-263 the undersigned submit the following as an Impact Statement for the proposed Yaple Park Irrigation Water Delivery District.

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT:

Attached to this statement as **Exhibit A** is a legal description of the boundaries for the property to be included in the proposed district.

Also attached to this statement as **Exhibit B** is a detailed accurate map of the area to be included in the proposed district.

B. ESTIMATED ASSESSED VALUATION IN PROPOSED DISTRICT:

The estimated 2011 (year) assessed valuation for the area within the boundaries of the proposed district is \$1,004,084.00.

C. ESTIMATED CHANGE IN TAX RATE IF THE DISTRICT IS FORMED:

The estimated change in the tax rate of the district, if the district is formed, is \$220.66 per acre. This tax estimate is based on an annual proposed budget of \$4249.91 which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of \$3695.00.

D. PROPERTY TAX LIABILITY:

As a result of the proposed district, the change in the property tax liability of a typical resident is as follows:

EXAMPLE: A typical resident in this district with a .15 acre lot at the proposed tax rate of \$220.66 per acre would have an estimated property tax liability of \$33.10 per year as a result of the creation of the proposed district.

E. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT:

A list and explanation of benefits that will result from the proposed district:

System Maintenance: A water district is a legally-tested structure that will ensure a well maintained system for the long-term future of Yaple Park Irrigation delivery system.

Consistent Revenue: A water district will insure consistent monies are available for the rapid repair and maintenance of the irrigation delivery system.

Improved Irrigation System and Service: Everyone will share equally in the maintenance and distribution of water. Everyone will contribute and everyone will profit by the formation of the water district.

Open Business: A water district insures **open** conduct of business by the Board of Directors.

F. INJURIES RESULTING FROM THE PROPOSED DISTRICT:

A list and explanation of the injuries that will result from the proposed district: A nominal increase in annual property tax of approximately \$220.66 per acre resulting in an average increase of \$33.10 per year for a .15 acre lot.

G. PROPOSED MEMBERS OF THE ORGANIZING BOARD:

1. Bruce Kern
624 W. Campbell Ave.
Phoenix, AZ 85013
Occupation--Electrician

2. Thomas Brennon
308 W. Campbell Ave.
Phoenix, AZ 85013
Occupation--Engineering Technician

3. Marjorie Taylor
310 W. Campbell Ave.
Phoenix, AZ 85013
Occupation—Retired

H. SCOPE OF SERVICES:

A description of the scope of services to be provided by the district during the first five years of operation. At a minimum this description shall include an estimate of anticipated capital expenditures, personnel growth and enhancements to service.

The proposed District will develop a plan to repair existing problems in the irrigation system as funds become available.

The proposed district will arrange for routine maintenance to be performed on the existing irrigation system to minimize future breakdowns.

The proposed District will determine the necessity of future replacement of the existing irrigation system components due to irreparable portions within the existing system, and based upon available funding.

The anticipated capital expenditure for irrigation system components is \$3100.00. Currently, the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 12th day of October , 2011.

EXHIBIT A

LEGAL DESCRIPTION

Proposed Yaple Park Irrigation Water Delivery District

Yaple Park a Subdivision of the West Half of Section 20, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 21 of Maps, Page 7, Lying Southerly of the Grand Canal. Except Lots 15, 16, 17, 18, 19, 20, 21, and 22 of Block 2 of said MCR 21-7 and also Except Lots 19, 20, 21, 22, 23, and 24 of Block 3 of said MCR 21-7 and also Except Lots 17, 19, 20, and 21 of Block 6 of said MCR 21-7.

EXHIBIT B

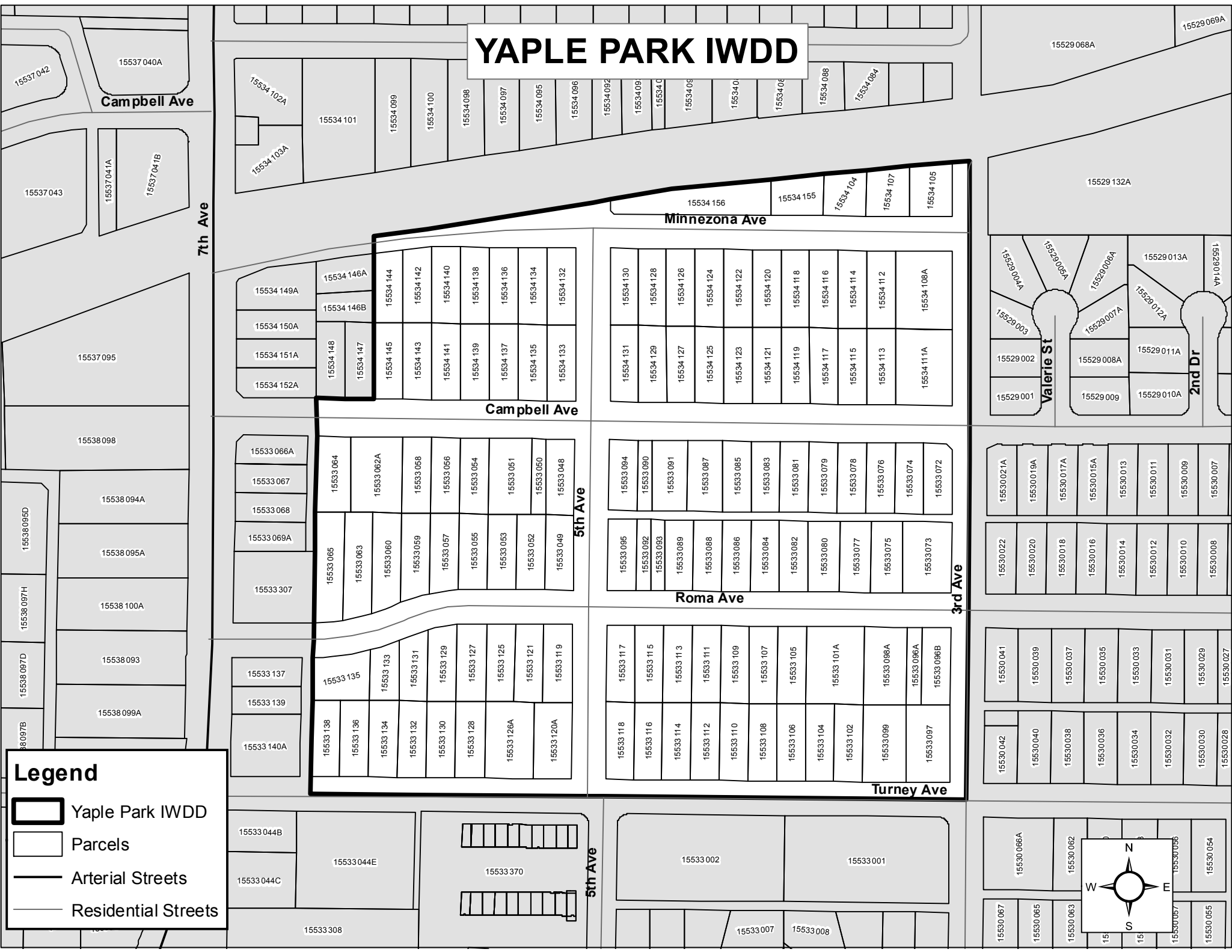
DETAILED MAP

Proposed Yaple Park Irrigation Water Delivery District

An estimate of the acreage to be included in the district: 19.26 acres

Pursuant to A.R.S. § 48-3422, the location at which irrigation water will be obtained, the approximate distance and the means by which the water will be carried shall be included.

YAPLE PARK IWDD



Legend

- Yaple Park IWDD
- Parcels
- Arterial Streets
- Residential Streets

