



Spring 2008

MARICOPA COUNTY ASSESSOR'S OFFICE

Keith E. Russell County Assessor



## A Note from the County Assessor

Dear Property Owner:

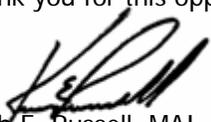
Enclosed please find your mobile unit Notice of Value for 2008. The valuation method used to value your mobile unit is based upon the original factory list price which is then adjusted to a current market value using a mobile unit valuation factor. Valuation factors, which are provided to us annually by the Arizona Department of Revenue (ADOR), are applied to your factory list price based upon the type and age of the mobile unit. Market value is an estimated cost to replace your unit less normal depreciation. All other "improvements" are valued using the cost method, adjusted for depreciation and added to the value of the mobile unit. Typical "improvements" include such things as awnings, sheds, decks, and enclosed porches.

My office is committed to providing you with as much information as possible. Accordingly, we provide information to the public in a variety of ways, including, this insert, which we enclose with all valuation notices, and our web site, which contains a variety of assessment information and parcel maps ([www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)). In early summer of 2008 our web site will be updated to include information specific to manufactured residential and commercial personal property.

The staff and I have worked diligently to provide you with a fair assessment of your property under the law for tax year 2008. In the chart below are a few statistics about the scope of our job and the resources allocated to it.

If you have questions about your property assessment, Please call 602-506-3406. Should you have general questions about your property tax bill, please visit the Treasurer's web site at [www.treasurer.maricopa.gov](http://www.treasurer.maricopa.gov) or call 602-506-8511.

Thank you for this opportunity to serve you,

  
Keith E. Russell, MAI  
Maricopa County Assessor

### ASSESSOR'S OFFICE STATISTICS AS OF APRIL 2008

➤ Real Property Parcels:	1,518,500
➤ Personal Property Mobile Units:	83,500
➤ Personal Property Business Accounts:	55,200
➤ Assessor Employees:	364
➤ Assessor Budget Per Parcel/Account:	\$15.00

#### 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](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](http://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](http://www.maricopa.gov/assessor)**

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