



MEMORANDUM

Date: September 7, 2011

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "C.H. Huckelberry", is written over the printed name of the County Administrator.

Re: **Comparison of Property Tax Impacts on Homeowners and Businesses**

Tax Year 2011 marks the second consecutive year that property values have declined. The full cash value for the average homeowner in Pima County, excluding owners of manufactured and mobile homes, has decreased by 11.35 percent from 2010, while the decline in the limited value for the average homeowner is 10.46 percent.

Primary, secondary and total property taxes for 2011 versus the same taxes in 2010 for a random sample of 50 homeowners located in the 10 largest school districts within the County are shown Attachment 1. A sample of 50 commercial properties is shown in Attachment 2. Valuation changes for the sample are comparable to those experienced by homeowners in the County as a whole, with the average homeowner in the sample seeing a 12.15 percent decrease in full cash value for 2011 and an average 11.58 percent decline for the limited value.

On Friday, September 9, the first of approximately 451,000 property tax bills will be mailed to property owners. All property tax bills will have been sent by the following week. It is likely we will receive an increase in inquiries about the tax bills received. Our Budget staff will be available to assist in responding to questions from taxpayers.

Homeowner Taxes Levied by All Jurisdictions

On average, the 50 homeowners in the sample have seen a 5.33 percent decline for 2011 in the amount of primary taxes levied by all jurisdictions in the County that are authorized to levy such a tax. Secondary taxes levied by the various jurisdictions on these homeowners decreased by an average 12.59 percent, and total taxes, which comprise both primary and secondary taxes for each property, decreased by an average 8.11 percent in 2011 versus the amount of total taxes in 2010.

Homeowners in the sample experienced an average decrease of 8.86 percent in Pima County primary tax for 2011 and an average decrease of 7.85 percent in County secondary taxes for Debt Service, the Library District and the Regional Flood Control

District. Even though homeowners in the sample experienced an 8.11 percent average decrease in overall total property taxes in 2011, the decrease in total County taxes was greater, with an average decline of 8.57 percent.

The table below summarizes the results from the sample analysis for 2011 property taxes.

	Percentage Decrease in 2011 Property Taxes Levied By All Jurisdictions Versus 2010 Taxes	Percentage Decrease in 2011 Property Taxes Levied By Pima County Versus 2010 Taxes
Primary Taxes	5.33	8.86
Secondary Taxes	12.59	7.85
Total Taxes	8.11	8.57

Commercial Property Taxes Levied by All Jurisdictions

Primary, secondary and total property taxes for 2011 are shown in Attachment 2 versus the same taxes in 2010 for a random sample of 50 commercial properties located in the largest school districts within the County. Valuation changes for the sample show an average 4.49 percent decrease in full cash value for 2011 and an average 2.25 percent decline for the limited value.

On average, the 50 commercial properties in the sample have seen a 2.42 percent decline for 2011 in the amount of primary taxes levied by all jurisdictions in the County that are authorized to levy such a tax. Secondary taxes levied by the various jurisdictions on these property owners decreased by an average 9.03 percent. Total taxes, which comprise both primary and secondary taxes for each property, decreased by an average 4.83 percent in 2011 versus the amount of total taxes in 2010.

Commercial properties in the sample experienced an average decrease of 3.97 percent in Pima County primary tax for 2011 and an average decrease of 4.50 percent in County secondary taxes for Debt Service, the Library District and the Regional Flood Control District. Although the commercial properties in the sample experienced a 4.83 percent average decrease in overall total property taxes in 2011, the decrease in total County taxes was somewhat less, with an average decline of 4.13 percent.

The table below summarizes the results from the sample analysis for 2011 commercial property taxes.

	Percentage Decrease in 2011 Property Taxes Levied By All Jurisdictions Versus 2010 Taxes	Percentage Decrease in 2011 Property Taxes Levied By Pima County Versus 2010 Taxes
Primary Taxes	2.42	3.97
Secondary Taxes	9.03	4.50
Total Taxes	4.83	4.13

Summary

Property tax bills will begin to be received by taxpayers at the end of this week. Based on the previous discussion, it is likely most taxpayers will see their property taxes decrease from last year.

To assist taxpayers with questions they may have, we have established the Property Taxpayer's Assistance Helpline, which can be reached via telephone at 520.740-8650 or 520-740.8750 or via email at PimaTax@pima.gov. A minimum of four Budget staff will be available to respond to general taxpayer questions, and more complex inquires will be forwarded to the Assessor or the Treasurer.

A "property tax primer" will also be posted at <http://www.pima.gov/Taxes/index.shtml>, which will be accessible on September 8. The primer will include a picture of a property tax bill of a hypothetical typical taxpayer and an explanation of the various boxes that appear on the tax bill. The web page will also include answers to Frequently Asked Questions.

CHH/mjk

Attachments

- c: The Honorable Bill Staples, County Assessor
The Honorable Beth Ford, County Treasurer
Martin Willett, Chief Deputy County Administrator
Tom Burke, Director, Finance and Risk Management
Robert Johnson, Budget Manager, Finance and Risk Management

RANDOM SELECTION OF SINGLE FAMILY RESIDENCES
Comparison of Property Taxes for 2011 versus 2010

Parcel Number	School District	2011 Property Value		2010 Property Value		Total Taxes			Total Primary Taxes			Total Secondary Taxes			Pima County Total Taxes			Pima County Primary Taxes			Pima County Secondary Taxes			
		Limited	Full Cash	Limited	Full Cash	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	
1	133552180	Tucson Unified	\$181,083	\$181,083	\$200,751	\$200,751	\$2,395.64	\$2,312.26	\$83.38	\$1,704.60	\$1,609.53	\$95.07	\$691.04	\$702.73	(\$11.69)	\$870.50	\$930.83	(\$60.33)	\$618.90	\$665.14	(\$46.24)	\$251.60	\$265.69	(\$14.09)
2	138253920	Tucson Unified	64,339	64,339	86,557	86,557	1,077.42	1,278.88	(201.46)	578.01	665.54	(87.53)	499.41	613.34	(113.93)	309.30	401.36	(92.06)	219.90	286.80	(66.90)	89.40	114.56	(25.16)
3	12517112B	Tucson Unified	352,819	352,819	406,727	406,727	4,667.79	4,900.47	(232.68)	3,321.28	3,476.68	(155.40)	1,346.51	1,423.79	(77.28)	1,696.12	1,885.93	(189.81)	1,205.87	1,347.62	(141.75)	490.25	538.31	(48.06)
4	133094490	Tucson Unified	201,141	201,141	220,413	220,413	2,661.05	2,538.74	122.31	1,893.45	1,767.16	126.29	767.60	771.58	(3.98)	966.94	1,022.00	(55.06)	687.46	730.28	(42.82)	279.48	291.72	(12.24)
5	134170230	Tucson Unified	129,224	129,224	153,923	153,923	1,728.68	1,797.11	(68.43)	1,216.42	1,234.08	(17.66)	512.26	563.03	(50.77)	621.20	713.70	(92.50)	441.65	509.98	(68.33)	179.55	203.72	(24.17)
6	134080220	Tucson Unified	119,488	119,488	137,363	137,363	1,595.55	1,601.09	(5.54)	1,124.82	1,101.30	23.52	470.73	499.79	(29.06)	574.42	636.90	(62.48)	408.39	455.11	(46.72)	166.03	181.79	(15.76)
7	133501530	Tucson Unified	201,075	201,075	220,283	220,283	2,660.22	2,537.20	123.02	1,892.87	1,766.12	126.75	767.35	771.08	(3.73)	966.64	1,021.39	(54.75)	687.25	729.85	(42.60)	279.39	291.54	(12.15)
8	21130001D	Marana	134,687	134,687	131,842	131,842	1,387.14	1,255.54	131.60	707.93	632.08	75.85	679.21	623.46	55.75	479.81	451.57	28.24	341.13	322.68	18.45	138.68	128.89	9.79
9	218403640	Marana	190,262	190,262	247,861	247,861	2,485.48	3,034.79	(549.31)	1,349.49	1,608.66	(259.17)	1,135.99	1,426.13	(290.14)	914.63	1,149.28	(234.65)	650.27	821.23	(170.96)	264.36	328.05	(63.69)
10	217370510	Marana	97,938	97,938	126,365	126,365	1,309.80	1,577.51	(267.71)	694.68	820.09	(125.41)	615.12	757.42	(142.30)	470.83	585.91	(115.08)	334.74	418.67	(83.93)	136.09	167.24	(31.15)
11	225400170	Marana	114,761	114,761	141,428	141,428	1,337.14	1,560.58	(223.44)	814.00	917.91	(103.91)	523.14	642.67	(119.53)	551.69	655.78	(104.09)	392.23	468.60	(76.37)	159.46	187.18	(27.72)
12	225020470	Marana	203,468	203,468	232,833	232,833	2,370.76	2,569.16	(198.40)	1,443.20	1,511.12	(67.92)	927.56	1,058.04	(130.48)	978.14	1,079.59	(101.45)	695.42	771.44	(76.02)	282.72	308.15	(25.43)
13	101037900	Flowing Wells	127,199	127,199	139,681	139,681	1,761.96	1,847.00	(85.04)	886.84	974.33	(87.49)	875.12	872.67	2.45	611.49	647.67	(36.18)	434.74	462.80	(28.06)	176.75	184.87	(8.12)
14	101030160	Flowing Wells	124,233	124,233	136,290	136,290	1,720.77	1,802.14	(81.37)	866.14	950.67	(84.53)	854.63	851.47	3.16	597.20	631.95	(34.75)	424.59	451.57	(26.98)	172.61	180.38	(7.77)
15	104034070	Flowing Wells	101,601	101,601	134,708	134,708	926.13	1,327.66	(401.53)	465.18	699.35	(234.17)	460.95	628.31	(167.36)	320.75	464.89	(144.14)	228.04	332.19	(104.15)	92.71	132.70	(39.99)
16	106122570	Flowing Wells	97,824	97,824	126,620	126,620	1,208.90	1,488.57	(279.67)	724.04	924.87	(200.83)	484.86	563.70	(78.84)	470.26	587.11	(116.85)	334.33	419.53	(85.20)	135.93	167.58	(31.65)
17	104070900	Flowing Wells	101,728	101,728	103,840	103,840	1,256.05	1,220.71	35.34	752.99	758.48	(5.49)	503.06	462.23	40.83	489.05	481.48	7.57	347.69	344.05	3.64	141.36	137.43	3.93
18	219210850	Amphitheater	269,379	269,379	272,176	272,176	3,300.75	3,157.86	142.89	2,012.49	1,863.68	148.81	1,288.26	1,294.18	(5.92)	1,295.00	1,262.00	33.00	920.69	901.78	18.91	374.31	360.22	14.09
19	222010050	Amphitheater	227,289	227,289	225,086	225,086	2,785.01	2,611.53	173.48	1,698.04	1,541.25	156.79	1,086.97	1,070.28	16.69	1,092.65	1,043.65	49.00	776.83	745.76	31.07	315.82	297.89	17.93
20	101114450	Amphitheater	109,957	109,957	129,262	129,262	1,455.20	1,594.71	(139.51)	821.49	885.12	(63.63)	633.71	709.59	(75.88)	528.61	599.36	(70.75)	375.82	428.28	(52.46)	152.79	171.08	(18.29)
21	224062870	Amphitheater	176,347	176,347	213,999	213,999	2,160.86	2,482.94	(322.08)	1,317.49	1,465.38	(147.89)	843.37	1,017.56	(174.19)	847.77	992.28	(144.51)	602.73	709.05	(106.32)	245.04	283.23	(38.19)
22	225190060	Amphitheater	177,077	177,077	200,170	200,170	2,093.43	2,227.38	(133.95)	1,322.92	1,370.66	(47.74)	770.51	856.72	(86.21)	851.27	928.14	(76.87)	605.22	663.22	(58.00)	246.05	264.92	(18.87)
23	13817030D	Sunnyside	68,498	68,498	98,267	98,267	905.81	1,239.75	(333.94)	529.70	726.28	(196.58)	376.11	513.47	(137.36)	329.30	455.65	(126.35)	234.12	325.60	(91.48)	95.18	130.05	(34.87)
24	140354090	Sunnyside	70,706	70,706	91,659	91,659	878.54	1,099.04	(220.50)	516.39	647.30	(130.91)	362.15	451.74	(89.59)	339.92	425.01	(85.09)	241.67	303.70	(62.03)	98.25	121.31	(23.06)
25	140380040	Sunnyside	55,402	55,402	56,894	60,376	689.38	705.77	(16.39)	404.59	401.75	2.84	284.79	304.02	(19.23)	266.33	268.39	(2.06)	189.35	188.49	0.86	76.98	79.90	(2.92)
26	140377190	Sunnyside	142,187	142,187	181,612	181,612	1,880.24	2,291.25	(411.01)	1,099.52	1,342.24	(242.72)	780.72	949.01	(168.29)	683.56	842.09	(158.53)	485.98	601.73	(115.75)	197.58	240.36	(42.78)
27	140060110	Sunnyside	82,478	82,478	112,720	112,720	1,121.86	1,463.19	(341.33)	637.79	833.09	(195.30)	484.07	630.10	(146.03)	396.50	522.66	(126.16)	281.90	373.48	(91.58)	114.60	149.18	(34.58)
28	205801790	Tanque Verde	527,221	527,221	617,947	617,947	4,876.74	5,361.13	(484.39)	3,459.30	3,750.83	(291.53)	1,417.44	1,610.30	(192.86)	2,534.50	2,865.30	(330.80)	1,801.93	2,047.45	(245.52)	732.57	817.85	(85.28)
29	205374840	Tanque Verde	279,414	279,414	327,258	327,258	2,905.43	3,255.10	(349.67)	1,833.33	1,986.41	(153.08)	1,072.10	1,268.69	(196.59)	1,343.21	1,517.44	(174.23)	954.97	1,084.31	(129.34)	388.24	433.13	(44.89)
30	11457078S	Tanque Verde	181,597	181,597	221,525	221,525	1,888.34	2,203.34	(315.00)	1,191.54	1,344.58	(153.04)	696.80	858.76	(161.96)	873.00	1,027.14	(154.14)	620.67	733.96	(113.29)	252.33	293.18	(40.85)
31	205531280	Tanque Verde	469,221	469,221	542,367	542,367	4,885.51	5,223.40	(337.89)	3,280.36	3,470.46	(190.10)	1,605.15	1,752.94	(147.79)	2,255.68	2,514.85	(259.17)	1,603.70	1,797.03	(193.33)	651.98	717.82	(65.84)
32	108010020	Catalina Foothills	296,389	296,389	355,294	355,294	2,868.14	3,339.46	(471.32)	1,935.03	2,229.81	(294.78)	933.11	1,109.65	(176.54)	1,424.83	1,647.41	(222.58)	1,013.00	1,177.18	(164.18)	411.83	470.23	(58.40)
33	108131180	Catalina Foothills	697,555	697,555	782,783	782,783	6,894.53	7,608.52	(713.99)	4,698.45	5,163.75	(465.30)	2,196.08	2,444.77	(248.69)	3,353.39	3,629.59	(276.20)	2,384.12	2,593.58	(209.46)	969.27	1,036.61	(66.74)
34	109011520	Catalina Foothills	1,381,708	1,381,708	1,524,201	1,524,201	14,244.98	15,383.37	(1,138.39)	9,895.06	10,622.99	(727.93)	4,349.92	4,760.38	(410.46)	6,642.29	7,067.41	(425.12)	4,722.41	5,050.13	(327.72)	1,919.88	2,017.28	(97.40)
35	109090090	Catalina Foothills	419,800	419,800	448,642	448,642	4,062.37	4,216.87	(154.50)	2,740.74	2,815.67	(74.93)	1,321.63	1,401.20	(79.57)	2,018.10	2,080.26	(62.16)	1,434.79	1,486.48	(51.69)	583.31	593.78	(10.47)
36	114102320	Catalina Foothills	283,103	283,103	300,406	315,207	2,951.86	3,058.97	(107.11)	1,848.27	1,885.38	(37.11)	1,103.59	1,173.59	(70.00)	1,360.95	1,412.54	(51.59)	967.58	995.35	(27.77)	393.37	417.19	(23.82)
37	141030340	Vail	200,118	200,118	246,542	246,542	1,997.06	2,470.31	(473.25)	1,414.54	1,641.10	(226.56)	582.52	829.21	(246.69)	962.03	1,143.16	(181.13)	683.97	816.86	(132.89)	278.06	326.30	(48.24)
38	20564046A	Vail	142,834	142,834	137,073	137,073	1,811.76	1,702.39	109.37	1,009.59	912.40	97.19	802.17	789.99	12.18	686.63	635.56	51.07	488.16	454.15	34.01	198.47	181.41	17.06
39	305410680	Vail	168,839	168,839	216,373	216,373	2,130.67	2,728.35	(597.68)	1,193.44	1,440.26	(246.82)	937.23	1,288.09	(350.86)	811.67	1,003.26	(191.59)	577.06	716.90	(139.84)	234.61	286.36	(51.75)
40	205646700	Vail	380,671	380,671	397,257	460,139	4,909.91	5,379.27	(469.36)	2,690.76	2,644.36	46.40	2,219.15	2,734.91	(515.76)	1,829.99	1,925.24	(95.25)	1,301.05	1,316.24	(15.19)	528.94	609.00	(80.06)
41	306100610	Vail	80,847	80,847	82,483	82,483	870.44	884.19	(13.75)	571.48	549.04	22.44	298.96	335.15	(36.19)	388.66	382.44	6.22	276.33	273.28	3.05	112.33	109.16	3.17
42	303060790	Sahuarita	179,811	179,811	203,745	203,745	1,918.54	2,361.63	(443.09)	1,283.91	1,329.94	(46.03)	634.63	1,031.69	(397.06)	864.39	944.71							

RANDOM SELECTION OF COMMERCIAL PROPERTIES
Comparison of Property Taxes for 2011 versus 2010

Parcel Number	School District	2011 Property Value		2010 Property Value		Total Taxes			Total Primary Taxes			Total Secondary Taxes			Pima County Total Taxes			Pima County Primary Taxes			Pima County Secondary Taxes			
		Limited	Full Cash	Limited	Full Cash	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	2011	2010	Incr/(Decr)	
1	114631650	Tucson Unified	\$10,010,000	\$10,010,000	\$10,010,000	\$10,010,000	\$269,917.67	\$264,204.53	\$5,713.14	\$208,175.98	\$203,779.68	\$4,396.30	\$61,741.69	\$60,424.85	\$1,316.84	\$96,242.15	\$97,470.17	(\$1,228.02)	\$68,424.36	\$69,648.88	(\$1,224.52)	\$27,817.79	\$27,821.29	(\$3.50)
2	132042370	Tucson Unified	287,680	287,680	276,861	287,680	7,757.23	7,372.82	384.41	5,982.84	5,636.26	346.58	1,774.39	1,736.56	37.83	2,765.93	2,725.96	39.97	1,966.47	1,926.39	40.08	799.46	799.57	(0.11)
3	11608013N	Tucson Unified	441,494	441,494	440,896	440,896	14,298.53	13,918.96	379.57	9,181.69	8,975.58	206.11	5,116.84	4,943.38	173.46	4,244.79	4,293.12	(48.33)	3,017.88	3,067.72	(49.84)	1,226.91	1,225.40	1.51
4	113062060	Tucson Unified	452,077	502,425	410,979	502,425	13,625.12	12,343.94	1,281.18	9,790.22	8,650.46	1,139.76	3,834.90	3,693.48	141.42	4,486.44	4,256.00	230.44	3,090.20	2,859.58	230.62	1,396.24	1,396.42	(0.18)
5	117042530	Tucson Unified	138,600	138,600	129,356	138,600	4,059.46	3,741.63	317.83	3,001.55	2,722.76	278.79	1,057.91	1,018.87	39.04	1,332.58	1,285.28	47.30	947.41	900.06	47.35	385.17	385.22	(0.05)
6	117050090	Tucson Unified	501,111	501,111	501,111	501,111	14,677.02	14,231.30	445.72	10,852.14	10,547.50	304.64	3,824.88	3,683.80	141.08	4,817.97	4,879.44	(61.47)	3,425.39	3,486.68	(61.29)	1,392.58	1,392.76	(0.18)
7	117080010	Tucson Unified	556,147	588,320	505,588	625,090	16,534.52	15,236.93	1,297.59	12,043.98	10,641.73	1,402.25	4,490.54	4,595.20	(104.66)	5,436.52	5,255.17	181.35	3,801.58	3,517.83	283.75	1,634.94	1,737.34	(102.40)
8	133152880	Tucson Unified	2,458,231	2,458,231	2,434,368	2,876,625	71,999.09	72,386.14	(387.05)	53,235.92	51,239.28	1,996.64	18,763.17	21,146.86	(2,383.69)	23,634.91	24,933.31	(1,298.40)	16,803.48	16,938.15	(134.67)	6,831.43	7,995.16	(1,163.73)
9	11918038D	Tucson Unified	960,000	960,000	960,000	960,000	28,117.47	27,263.58	853.89	20,789.97	20,206.38	583.59	7,327.50	7,057.20	270.30	9,230.02	9,347.79	(117.77)	6,562.18	6,679.61	(117.43)	2,667.84	2,668.18	(0.34)
10	12605067A	Tucson Unified	281,520	281,520	344,374	380,880	8,245.42	10,048.49	(1,803.07)	6,096.65	7,248.54	(1,151.89)	2,148.77	2,799.95	(651.18)	2,706.70	3,454.75	(748.05)	1,924.36	2,396.15	(471.79)	782.34	1,058.60	(276.26)
11	13332013G	Tucson Unified	362,865	362,865	362,865	362,865	10,627.94	10,305.15	322.79	7,858.27	7,637.64	220.63	2,769.67	2,667.51	102.16	3,488.80	3,533.29	(44.49)	2,480.40	2,524.77	(44.37)	1,008.40	1,008.52	(0.12)
12	121050560	Marana	726,095	726,095	854,797	854,797	21,109.55	24,273.53	(3,163.98)	12,313.56	13,788.29	(1,474.73)	8,795.99	10,485.24	(1,689.25)	6,981.11	8,323.38	(1,342.27)	4,963.29	5,947.61	(984.32)	2,017.82	2,375.77	(357.95)
13	22105197B	Marana	1,499,932	1,499,932	1,499,932	1,499,932	43,476.02	42,446.57	1,029.45	25,436.71	24,194.64	1,242.07	18,039.31	18,251.93	(212.62)	14,421.22	14,605.23	(184.01)	10,252.92	10,436.40	(183.48)	4,168.30	4,168.83	(0.53)
14	221052620	Marana	2,293,055	2,592,288	2,084,595	2,669,100	69,964.05	65,998.27	3,965.78	38,887.00	33,625.61	5,261.39	31,077.05	32,372.66	(1,295.61)	22,878.38	21,922.83	955.55	15,674.41	14,504.47	1,169.94	7,203.97	7,418.36	(214.39)
15	226350090	Marana	1,607,704	1,607,704	1,607,704	1,607,704	46,462.61	45,359.34	1,103.27	27,264.42	25,933.11	1,331.31	19,198.19	19,426.23	(228.04)	15,457.44	15,654.68	(197.24)	10,989.63	11,186.30	(196.67)	4,467.81	4,468.38	(0.57)
16	22536017E	Marana	3,388,000	3,388,000	3,932,500	3,932,500	97,913.24	110,950.44	(13,037.20)	57,455.74	63,433.26	(5,977.52)	40,457.50	47,517.18	(7,059.68)	32,574.27	38,291.86	(5,717.59)	23,159.01	27,362.06	(4,203.05)	9,415.26	10,929.80	(1,514.54)
17	101050110	Flowing Wells	210,404	210,404	210,404	210,404	6,402.27	6,528.72	(126.45)	3,507.23	3,768.40	(261.17)	2,895.04	2,760.32	134.72	2,022.95	2,048.72	(25.77)	1,438.24	1,463.95	(25.71)	584.71	584.77	(0.06)
18	101050560	Flowing Wells	2,312,727	2,312,727	2,379,556	2,410,905	70,372.54	74,249.48	(3,876.94)	38,550.81	42,619.51	(4,068.70)	31,821.73	31,629.97	191.76	22,235.93	23,257.54	(1,021.61)	15,808.86	16,556.79	(747.93)	6,427.07	6,700.75	(273.68)
19	10706062G	Flowing Wells	345,814	345,814	345,814	345,814	9,451.40	9,634.42	(183.02)	6,061.58	6,432.62	(371.04)	3,389.82	3,201.80	188.02	3,324.86	3,367.30	(42.44)	2,363.85	2,406.15	(42.30)	961.01	961.15	(0.14)
20	10701026A	Flowing Wells	2,465,440	2,465,440	2,404,174	2,465,440	67,465.46	67,630.74	(165.28)	43,215.21	44,721.00	(1,505.79)	24,250.25	22,909.74	1,340.51	23,704.22	23,580.41	123.81	16,852.76	16,728.09	124.67	6,851.46	6,852.32	(0.86)
21	10105038K	Flowing Wells	2,053,347	2,053,347	2,064,498	2,064,498	62,480.00	64,061.74	(1,581.74)	34,227.22	36,976.53	(2,749.31)	28,252.78	27,085.21	1,167.57	19,742.09	20,102.57	(360.48)	14,035.85	14,364.61	(328.76)	5,706.24	5,737.96	(31.72)
22	101050610	Flowing Wells	735,040	735,040	769,920	769,920	22,366.10	23,890.74	(1,524.64)	12,252.39	13,789.78	(1,537.39)	10,113.71	10,100.96	12.75	7,067.12	7,496.91	(429.79)	5,024.44	5,357.04	(332.60)	2,042.68	2,139.87	(97.19)
23	10103002Y	Flowing Wells	5,955,000	5,955,000	6,320,063	7,000,000	181,201.14	205,033.45	(23,832.31)	99,263.90	113,196.67	(13,932.77)	81,937.24	91,836.78	(9,899.54)	57,254.95	63,430.00	(6,175.05)	40,706.00	43,974.55	(3,268.55)	16,548.95	19,455.45	(2,906.50)
24	10105035F	Flowing Wells	858,103	858,103	869,997	869,997	26,110.73	26,996.31	(885.58)	14,303.74	15,582.30	(1,278.56)	11,806.99	11,414.01	392.98	8,250.33	8,471.43	(221.10)	5,865.66	6,053.40	(187.74)	2,384.67	2,418.03	(33.36)
25	101060740	Flowing Wells	3,700,000	3,700,000	4,520,896	4,555,730	112,585.08	140,741.46	(28,156.38)	61,675.30	80,972.35	(19,297.05)	50,909.78	59,769.11	(8,859.33)	35,574.02	44,118.05	(8,544.03)	25,291.72	31,456.07	(6,164.35)	10,282.30	12,661.98	(2,379.68)
26	101060760	Flowing Wells	489,600	489,600	489,600	489,600	14,897.76	15,192.41	(294.65)	8,161.14	8,769.07	(607.93)	6,736.62	6,423.34	313.28	4,707.31	4,767.37	(60.06)	3,346.71	3,406.60	(59.89)	1,360.60	1,360.77	(0.17)
27	10101003E	Amphitheater	2,341,841	2,341,841	2,219,766	2,356,359	68,609.36	65,841.45	2,767.91	41,616.37	38,676.54	2,939.83	26,992.99	27,164.91	(171.92)	22,515.85	21,994.12	521.73	16,007.88	15,444.98	562.90	6,507.97	6,549.14	(41.17)
28	10508012F	Amphitheater	1,200,000	1,200,000	1,160,000	1,160,000	31,439.52	29,907.03	1,532.49	22,356.24	21,012.69	1,343.55	9,083.28	8,894.34	188.94	11,537.52	11,295.25	242.27	8,202.72	8,071.20	131.52	3,334.80	3,224.05	110.75
29	220090120	Amphitheater	1,273,478	1,273,478	1,280,981	1,280,981	34,811.06	35,110.94	(299.88)	22,630.75	22,319.43	311.32	12,180.31	12,791.51	(611.20)	12,244.00	12,473.28	(229.28)	8,705.00	8,912.98	(207.98)	3,539.00	3,560.30	(21.30)
30	22010006B	Amphitheater	1,867,960	1,867,960	1,760,926	1,867,960	51,061.47	49,334.73	1,726.74	33,195.15	30,681.81	2,513.34	17,866.32	18,652.92	(786.60)	17,959.69	17,444.10	515.59	12,768.63	12,252.38	516.25	5,191.06	5,191.72	(0.66)
31	22010018A	Amphitheater	772,464	772,464	724,379	772,464	21,115.66	20,334.94	780.72	13,727.32	12,621.39	1,105.93	7,388.34	7,713.55	(325.21)	7,426.95	7,187.13	239.82	5,280.26	5,040.19	240.07	2,146.69	2,146.94	(0.25)
32	22551004A	Amphitheater	1,083,720	1,083,720	1,149,305	1,152,684	28,689.75	30,385.50	(1,695.75)	19,258.58	20,025.14	(766.56)	9,431.17	10,360.36	(929.19)	10,419.53	11,200.50	(780.97)	7,407.88	7,996.78	(588.90)	3,011.65	3,203.72	(192.07)
33	22514170A	Amphitheater	720,127	720,127	671,728	720,127	19,064.16	18,176.51	887.65	12,797.21	11,704.00	1,093.21	6,266.95	6,472.51	(205.56)	6,923.73	6,675.32	248.41	4,922.49	4,673.84	248.65	2,001.24	2,001.48	(0.24)
34	140330070	Sunnyside	225,000	225,000	225,000	225,000	6,064.23	6,255.43	(191.20)	3,922.93	4,082.20	(159.27)	2,141.30	2,173.23	(31.93)	2,163.29	2,190.89	(27.60)	1,538.01	1,565.53	(27.52)	625.28	625.36	(0.08)
35	14028001B	Sunnyside	1,783,062	1,783,062	1,783,062	1,783,062	52,200.86	53,148.43	(947.57)	32,620.36	33,581.91	(961.55)	19,580.50	19,566.52	13.98	17,143.40	17,362.17	(218.77)	12,188.28	12,406.42	(218.14)	4,955.12	4,955.75	(0.63)
36	14042048A	Sunnyside	7,540,698	7,540,698	7,540,698	7,540,698	220,761.52	224,768.64	(4,007.12)	137,954.09	142,020.41	(4,066.32)	82,807.43	82,748.23	59.20	72,500.81	73,425.91	(925.10)	51,545.21	52,467.66	(922.45)	20,955.60	20,958.25	(2.65)
37	20537017H	Tanque Verde	390,084	393,411	354,622	401,902	8,083.73	7,426.91	656.82	5,968.38	5,227.56	740.82	2,115.35	2,199.35	(84.00)	3,759.76	3,584.47	175.29	2,666.47	2,467.45	199.02	1,093.29	1,117.02	(23.73)
38	11411004A	Catalina Foothills	746,575	746,575	765,781	765,781	16,042.29	16,863.60	(821.31)	11,341.52	11,841.05	(499.53)	4,700.77	5,022.55	(321.78)	7,178.03	7,456.62	(278.59)	5,103.29	5				