

BOUNDARY CHANGE IMPACT STATEMENT

BLUE RIDGE FIRE DISTRICT

HAPPY JACK, ARIZONA

Pursuant to the provisions of Arizona Revised Statute, Section 48-262, the undersigned is submitting the following District Boundary Change Impact Statement for the Proposed Inclusion of Clear Creek Pines Unit 5 into the Blue Ridge Fire District.

(a) LEGAL DESCRIPTION OF BOUNDARIES:

All parcels located in Clear Creek Pines Unit 5. Please refer to the original certified maps of Clear Creek Pine Unit 5 that are included with this Impact Statement.

(b) LIST OF TAXABLE PROPERTIES WITHIN THE PROPOSED CHANGE:

Included with this Impact Statement is a list of all parcel and owner information of properties to be included in the proposed Boundary Change.

(c) ESTIMATE OF ASSESSED VALUATION:

The estimated secondary valuation within the proposed Boundary Change is \$792,498.

(d) ESTIMATE OF CHANGE IN TAX RATE:

No change to the current tax rate of \$3.75 is anticipated as a result of this Boundary Change.

(e) ESTIMATE OF CHANGE IN PROPERTY TAX LIABILITY:

BEFORE THE PROPOSED BOUNDARY CHANGE:

A property within the Proposed Boundary Change area, with an average estimated secondary assessed value of \$24,015.09 has a Blue Ridge Fire District tax liability of \$0.00 per year.

No change to the current tax rate of \$3.75 is anticipated as a result of this Boundary Change.

No change to present tax liability is anticipated prior to the Boundary Change.

AFTER THE PROPOSED BOUNDARY CHANGE:

A property within the Boundary Change area, with an average secondary assessed value of \$24,015.09, would pay Blue Ridge Fire District tax in the amount of \$901.56 per year, based on the current tax rate of \$3.75. (BRFD Fiscal year is July 1 through June 30).

Properties within the existing Blue Ridge Fire District will see no change in the property tax liability for a typical residence in the current fiscal year.

(f) BENEFITS TO RESIDENTS IN THE AREA OF THE PROPOSED BOUNDARY CHANGE AND THE EXISTING FIRE DISTRICT:

As a result of the proposed boundary change, the following benefits would be provided to residents of the proposed change area:

The Blue Ridge Fire District would provide:

1. Increased fire suppression resources in the proposed change area.
2. Fire protection services that may result in lower residential / commercial fire insurance premiums.
3. Medical cost savings: No out of pocket cost for EMS response or ground transports by Blue Ridge Fire Department.
4. Residents will be relieved of costs associated with out of District Fire Response.
5. Potential for increased property values in the change area.
6. The Governing Board of the Blue Ridge Fire District is composed of a 5-member Governing Board, elected from residents from within The Blue Ridge Fire District Communities.
7. All Blue Ridge Fire District communities are entitled to all provisions afforded residents of a fire District as required by Arizona Revised Statutes.
8. In communicating with residents from this unit and other units, it is strongly believed that if we are successful in being annexed into the Blue Ridge Fire District, they will follow, increasing your tax base even further.

BENEFIT TO THE RESIDENTS OF THE EXISTING BLUE RIDGE FIRE DISTRICT:

1. The tax base of the Blue Ridge Fire District will be increased by an estimated \$29,718.67, based on the current fiscal year evaluation. This will provide revenues to fund additional fire suppression equipment and emergency services for all communities of the Blue Ridge Fire District.

(g) INJURY (NEGATIVE IMPACT) THAT MAY RESULT FROM THE PROPOSED CHANGE TO RESIDENTS OF THE AREA.

RESIDENTS OF THE PROPOSED BOUNDARY CHANGE AREA.

1. Based on the average secondary assessed property valuation of \$24,015.09, a resident within the Boundary Change area would see an increase of \$900.56 per year in property taxes. (Use this formula to calculate the individual property tax liability: amount of Secondary Assessed Valuation from the tax statement or County Assessor's website, divided by 100 x \$3.75 which is the current tax rate FY 2024/2025)
2. Residents may be assessed an amount equal to the amount of property tax they would normally pay in a fiscal year for the unfunded period until property tax revenue can be received through tax collections. This would be established by the County Assessor.
3. Available water resources within the Boundary Change area may create a need to seek other secondary sources during an event. This issue can exist in all communities of the existing Fire District.

RESIDENTS OF THE EXISTING BLUE RIDGE FIRE DISTRICT.

1. No income would be received by the Blue Ridge Fire District until the annexed area properties catch up with the County Tax rolls which are typically eighteen (18) to twenty-four (24) months behind for the first two years after proposed Boundary Change area is accepted into the Fire District.
2. There may be personnel resource constraints, increased response time or unavailability of equipment if multiple simultaneous events occur within the Blue Ridge Fire District. This issue can exist in all communities of the existing Blue Ridge Fire District.

Approved by the Blue Ridge Fire District Governing Board

This _____ day of _____, 2024.

Chairman:

Mike Bourne

Clerk of the Board:

Laurie Hawke

Member:

Brian Alexander

Member:

Linda McDermott

Member:

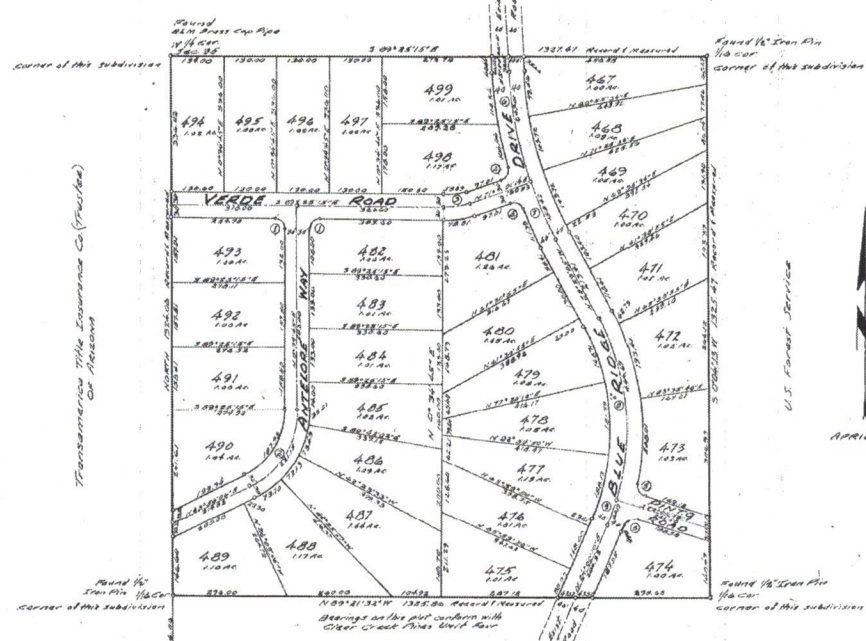
Stacey Samsill

CLEAR CREEK PINES UNIT FIVE

A SUBDIVISION OF THE NW 1/4 SW 1/4
OF SECTION 35, T18N, R11E, G18E, 11M,
COCONINO COUNTY, ARIZONA
SCALE 1"=100'

PREPARED BY
SOUTHWEST SURVEYS
P.O. BOX 63
FLAGSTAFF, ARIZONA

Clear Creek Pines Unit Four
Map 34 Case 2



DEDICATION

Know All Men By These Presents:
That the Transamerica Title Insurance and Surety
Company, a corporation organized under the laws of
Arizona, and its duly authorized officers, do hereby
dedicate to the public, for use as such, the
streets shown on this plat and included in the above de-
scribed premises, and certify as required
in Witness Whereof the Transamerica Title Insurance
Company, as trustee, has hereunto caused its corporate
seal to be signed and its corporate seal to be affixed
by the undersigned officers, hereunto duly authorized
this 21st day of March, 1967.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA
By: William H. Hester Vice President
Assistant Secretary

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa
On this 21st day of March, 1967 before me the
undersigned officer personally appeared William H. Hester
and William H. Hester, who acknowledged themselves to be
Vice President and Assistant Secretary respectively of the
Transamerica Title Insurance Company, a corporation
organized and existing under the laws of the State of
Arizona, and that they as such officers, duly duly
authorized to do so executed the foregoing instrument
for the purposes therein contained by the signing of
the name of the corporation, as Trustees, by their selves,
as such officers respectively.
I, the undersigned, a Notary Public, do hereby certify that
I am a Notary Public in and for the State of Arizona,
and that I am duly qualified to perform the duties of
my office, and that I am duly qualified to perform the
duties of my office.

CERTIFICATION OF SURVEY

This is to certify that the survey and subdivision
of the premises described and depicted herein were
made according to the laws of the State of Arizona,
and that they are correct as to bearings, distances,
area, and all other matters herein stated.

APPROVALS

This plat was checked by the Planning and Zoning Commission
of the City of Flagstaff, Arizona, and approved for
recording in the City of Flagstaff, Arizona, on this
21st day of March, 1967.

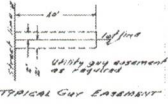
By: William H. Hester
Vice President
Assistant Secretary

Approved by Coconino County Planning Department
By: William H. Hester
Vice President
Assistant Secretary

Approved by the County Board of Supervisors of
Coconino County, Arizona, this 21st day of March, 1967.
By: William H. Hester
Vice President
Assistant Secretary

Filed for record in 1967
this 21st day of March, 1967.

NO.	ANGLE	R	T	L
1	30°00'00"	25.00	25.00	35.37
2	63°21'21"	20.00	13.36	22.17
3	12°59'31"	20.00	34.57	36.27
4	56°01'15"	25.00	21.93	32.11
5	18°00'00"	25.00	25.00	35.37
6	18°00'00"	25.00	25.00	35.37
7	9°30'18"	25.00	25.00	35.37
8	22°30'00"	25.00	25.00	35.37
9	60°00'00"	25.00	25.00	35.37



NOTED:
This plat was checked by the Planning and Zoning Commission of the City of Flagstaff, Arizona, and approved for recording in the City of Flagstaff, Arizona, on this 21st day of March, 1967.

