

Blue Ridge Fire District
5023 Enchanted Lane
Happy Jack, Arizona 86024

CLEAR CREEK PINES UNITS 3&7 BOUNDARY CHANGE IMPACT STATEMENT

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 3 and Clear Creek Pines Unit 7 located in Coconino County, Arizona into the Blue Ridge Fire District.

(a) LEGAL DESCRIPTION OF BOUNDARIES:

All parcels located in Clear Creek Pines Unit 3 and Clear Creek Pines Unit 7:
Clear Creek Pines Units 3 & 7 is a subdivision of part of E1/2, SEC 33, T-15-N, R-11-E, G&SR.B&M
Located in Coconino County, Arizona
Beginning at the NW corner of CCP 3&7 (S1/2, NE1/4, SEC 33)
Then east to the NE corner of CCP 3&7 (S1/2, NE1/4, SEC 33)
Then south to the SE corner of CCP 3&7 (SE Corner, SEC 33)
Then west to the SW corner of CCP 3&7 (S1/2, SEC 33)
Then north to the NW corner of CCP 3&7 (S1/2, NE1/4, SEC 33)

(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 \$2,683,655

(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 \$13,762 has a Blue Ridge Fire District tax liability of \$0.00 per year.

AFTER THE PROPOSED BOUNDARY CHANGE:

A property within the Boundary Change area with an average secondary assessed value of \$13,762 would pay the Blue Ridge Fire District in the amount of \$516 per year based on the current tax rate of \$3.75

Properties within the existing Blue Ridge Fire District will see no change in the property tax liability.

(f) BENEFITS TO RESIDENTS IN THE AREA OF THE PROPOSED BOUNDARY CHANGE:

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

1. Increased fire suppression resources in the proposed change area
2. Fire protection services that may result in lower residential fire insurance premiums
3. Medical cost savings: No out of pocket cost for EMS response or ground transports by Blue Ridge Fire Dept.
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. Blue Ridge Fire District communities are entitled to all provisions afforded residents of a fire district as required by Arizona Revised Statutes.

BENEFITS TO RESIDENTS OF THE EXISTING BLUE RIDGE FIRE DISTRICT:

1. The tax base of the Blue Ridge Fire District will be increased by an estimated \$100,637 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) THINGS THAT MAY RESULT FROM THE PROPOSED BOUNDARY CHANGE TO RESIDENTS OF THE CHANGE AREA:

1. Based on the average secondary assessed property valuation of \$13,762 a resident within the Boundary Change area would see an increase of \$516 per year in property taxes.
2. Residents may be assessed an amount equal to the property tax they would normally pay in a fiscal year for the unfunded period until property tax revenue can be received through tax collections.
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.

TO 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 the 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 _____ 2025.

Chairman:

Mike Bourne

Clerk of the Board:

Laurie Hawke

Member:

Brian Alexander

Member:

Linda McDermott

Member:

Casey Samsill