

# Green Valley Fire District

1285 West Camino Encanto  
Green Valley, Arizona 85622-8222  
520/625.9400

[www.gvfire.org](http://www.gvfire.org)

Chuck Wunder, Fire Chief



## **Boundary Change Impact Statement** **North Sahuarita Annexation - 2023**

This Boundary Change Impact Statement is submitted pursuant to A.R.S. Section 48-262(A)(1) for the purpose of proposing that the Green Valley Fire District change its boundaries to include the property described in this Boundary Change Impact Statement.

1. The legal description of the boundaries of the area to be included within the proposed change is attached as [Exhibit A](#).
  - a. A general description of the area to be included is "the northern portion of the Town of Sahuarita not currently within the Green Valley Fire District, plus several additional parcels within the Town Boundaries not included within the Green Valley Fire District."
  - b. The boundaries of the proposed change do not overlap with the boundaries of any other proposed new fire district or any annexation by a fire district for which petitions have been authorized for circulation as of the date that this Boundary Change Impact Statement was filed with the Pima County Board of Supervisors.
  - c. A map of the area is attached as [Exhibit B](#).
2. A detailed list of taxable properties that would be affected by the boundary change, provided by the Pima County Assessor's Office, is attached as [Exhibit C](#). The estimate of the assessed valuation within the boundaries of the proposed change, based on a review of records from the Pima County Assessor's Office, is **\$1,766,487,845**. There is no anticipated change in the property tax rate of **\$2.52** per \$100 of secondary assessed valuation if the proposed change is made.
  - a. Within the existing Green Valley Fire District:  
(Example of median (typical) property owner currently within District)  
*180 E. Placita Aretes*  
*Sahuarita, AZ 85614*  
**Before the proposed boundary change:**  
2022 Full Cash Value \$197,708, Secondary Assessed Value - \$18,267  
Formula:  $\$18,267 \times \$2.52/100 = \$460.33$   
Green Valley Fire District Estimated Property Tax for 2022/2023: \$460.33  
**After the proposed boundary change:**  
No difference
  - b. Within the proposed boundary change area:  
(Example of median (typical) property owner currently within the annexation area)  
*491 W. Veulta Frisco*  
*Sahuarita, AZ 85629*

**Before the proposed boundary change:**

2023 Full Cash Value \$190,912, Secondary Assessed Value - \$17,885

Formula:  $\$17,885 \times \$0.00 = \$0.00$

**After the proposed boundary change:**

2023 Full Cash Value \$190,912, Secondary Assessed Value - \$17,885

Formula:  $\$17,885 \times \$2.52/100 = \$450.70$

Green Valley Fire District Estimated Property Tax for 2022/23: = \$450.70

3. A list and explanation of the benefits that will result from the proposed change to residents of the area and residents of the remainder of the Green Valley Fire District:
  - a. **Fire and EMS Coverage** - Green Valley Fire provides fire protection and emergency medical services, hazardous materials response, technical rescue, public education, and fire prevention services. Green Valley Fire also operates paramedic engine companies for an advanced life support first response within the Green Valley Fire District. Green Valley Fire also provides ambulance transport services under a certificate of necessity issued by the Arizona Department of Health Services and contracts with Southwest Ambulance of Tucson for additional ambulance transport services within the Green Valley Fire District.
  - b. **Multi-Agency Cooperation** - Green Valley Fire is an integral partner with Pima County's regional response teams. This cooperation includes participation with the Pima County Regional Hazardous Materials Team and the Pima County Regional Technical Rescue Team. In addition, Green Valley Fire is part of the statewide Mutual Aid System, and also cooperates with the Arizona Department of Forestry and Fire Management, providing assistance for wildland response.
  - c. **No Coverage Gaps-Currently**, property owners in the proposed change area obtain fire protection only through the purchase of a fire subscription. Not all property owners in the proposed change area have purchased subscriptions, resulting in gaps in coverage. Once within the Green Valley Fire District, the entire area will be protected by Green Valley Fire.
  - d. **ISO** - Green Valley Fire currently has an Insurance Services Organization (ISO) rating of 3 (out of a possible 10; the lower the rating number the better the coverage). Green Valley Fire has three (3) water tenders to ensure that areas of the Town of Sahuarita that do not currently have fire hydrants are able to be protected. The rating by the independent Insurance Services Organization could have a positive impact on property owners' in the expansion area insurance rates.
  - e. **Other Financial Benefit** - The Green Valley Fire District property tax is imposed, assessed, and collected through Pima County together with other real property taxes, which may be deductible for certain property owners who itemize income tax deductions, while voluntary fire service subscriptions may not be deductible.
  - f. **Stable Tax Rate** - Since the Green Valley Fire District became operational in 1975, the District property tax rate has remained well under the statutory maximum of \$3.25 per \$100 of Assessed Value pursuant to A.R.S. section 48-807(F). In fact, since 2017, the District tax rate has been \$2.52 or less per \$100 assessed value.
  - g. **Local Control** - The Green Valley Fire District is governed by an elected five-member board pursuant to A.R.S. section 48-803. Board members oversee the operation of the Green Valley Fire District, including setting the annual budget which determines the property tax rate pursuant to A.R.S. section 48-807(F).

- h. Fire Code -The Green Valley Fire District has adopted and enforces the 2018 International Fire Code, which also has been adopted by the Town of Sahuarita. Green Valley Fire has a Fire Marshall and staff dedicated to fire code enforcement and plans review.
  - 1. Tax Base - Expanding the area of the Green Valley Fire District will result in an increase in District revenues which, combined with future increases in valuation which also will increase District revenue, will provide funds to improve the operations of Green Valley Fire. In addition, the costs to expand services to cover the expansion area should not exceed the tax support received from the District tax levy.
4. A list and explanation of the injuries that may result from the proposed change to residents in the proposed area and to the rest of the Green Valley Fire District:
- a. Property Tax - Property within the Green Valley Fire District is subject to the District's secondary property tax pursuant to A.R.S. section 48-807(F). Therefore, all property owners in the area of the proposed change would become subject to the District's property tax, which supports District operations and service on the District's existing bond debt.
  - b. Mandatory Participation - All real property within the area of the proposed change will be automatically part of the Green Valley Fire District, and property owners who wished to "go naked" and not pay a voluntary subscription for fire and emergency services will be unable to continue taking those risks, which are not just personal risks but also risks imposed upon their neighbors.
  - c. Liability- The Green Valley Fire District is a governmental entity that could be subject to potential liability in performing its functions. The District could be required to pay damages, which would be a budget expense to be covered by the annual tax levy. However, the District maintains liability insurance in an amount the District Board of Directors believes to be adequate for the District's operations and risks.

Dated: March 23, 2023

By: \_\_\_\_\_

