

Truth Detector – December 5, 2007

If you want to lower property taxes in Pinal County you have to vote the people out of office who keep raising them. Paul Larkin, Pinal County Assessor and (if the anointment and appointment rumors are true) Rod Hampton Deputy Chief Assessor must go if Pinal County will remain a viable (or affordable) place to live in the future.

The total figures are in for Secondary Property Taxes in 2007, which are based on Secondary Net Assessed Values (computed by the County Assessor - SNAV). The second highest percentage increase in secondary taxes was in Maricopa County. Their increase totaled 36.5%.

HOWEVER, the blue ribbon (once again) goes to Paul Larkin and Pinal County. The percentage of change was 50.9% (up from \$1,547,005,089.00 in 2006 to a whopping \$2,334,827,334.00 in 2007). That calculates to a difference of \$787,822,245.00. Yes, through the current Pinal County Assessor, our secondary taxes increased over 50% in one-year.

While most primary property tax levies of state and local governments are limited through the AZ Constitution or Statute, secondary tax levies lack similar controls. In my opinion this is one of the reasons that Arizonians should seriously consider AZ Prop 13. Complete information on Prop 13 may be found at www.ronforassessor.com. When you are on the website, click on F.A.Q.'s and read question # 1. It will direct you to the full site.

Additionally, Pinal County finished second in Special District Levies. These increased \$2,165,971.00 for a huge increase of 94.3%. Statewide (including the large increase in Pinal County) the total percentage averages 33%. Can you believe Pinal County beat the statewide average by 61.3%? Additionally Pinal County enacted a ½% additional sales tax for PHSD's (Public Health Services District).

A recent EV Tribune Article indicated that one of the original development agreements in Johnson Ranch was not being renewed and would provide impact fee income of just over \$11 million. The same article quoted Ken Buchanan (assistant County Manager), "Pinal County's Hunt Highway and Ironwood Drive areas need more than \$359 million in road improvements" . *(Gee, should we feel GOOOOOD about this? Now the taxpayers only need to fund \$348 million!).*

Mr. Buchanan (in this particular article) did not address the NOW antiquated ingress and egress highway serving the City of Maricopa's 33,000+ residents, nor the populace of approximately 40,000 on the other side of the railroad tracks that hosts a train approximately every 18-minutes without the benefit of an overpass.

Still another Tribune article addressed a certificate recently received by a Pinal County official in preventing fraud. While we compliment an employee for advancing their knowledge base, we also question why the article did not discuss that employee's personal residence purchased for \$640,000 in 2005 having a 2008 full cash value of \$540,000. Perhaps a little investigation would reveal some possible fraudulent activity in the Assessor's office!

Carol Shepherd, Spokesperson for the AJUSD School District in a recent AJ News article, responding to the failure of the O & M Over-Ride. is quoted, "Voters sent a clear message at the polls, though, that they are dissatisfied with current assesses valuations in Pinal County, she said. The county property valuations played a significant role in the M & O results because some residents have seen a property tax increase of more than 90 percent in one year's time, Shepherd explained".

On November 8, 2007 I received an E-Mail from a Pinal County Taxpayer. (This information has also been posted in the "Taxpayers Talk" section of the website). "Last evening ---- **(name omitted)** and I attended a social function inside the community at the end of Superstition Mountain Drive. I had the opportunity to discuss, with a few of the residents living there, their property taxes. In short, the loud reaction amounted we are "Shocked and mad as hell!" **Some had gone to Paul Larkin but only got pats on the head that made them even more disgusted.** One resident said he asked Larkin why the tax structure was less in some parts of the County, than in his community? There was a lot of dancing around the question with no real answers".

A vote for Ron is a vote for lower taxes made possible with a correctly functioning "User-Friendly" assessment system.

PLEASE - Forward this E-Mail to every Pinal County Taxpayer in your address book.

*"We must no longer allow our future
to be held hostage by our past."*

Thank You;
Ron Reinagel for Assessor - [CLICK HERE FOR WEBSITE](#)

**Larkin's Law Must Go!
Elect Ron "Low-Tax" Reinagel
Pinal County Assessor in 2008**