

# Property valuations are trending upward

On Feb. 21, the Maricopa County Assessor's Office sent out approximately 1.6 million valuation notices for tax year 2015 to all property owners in Maricopa County.

In continuation of last year's trend, single-family residential properties have shown a double-digit increase in median Full Cash Value (FCV).

This double-digit increase over two consecutive

tax years brings the median single-family FCV up to approximately \$160,000.

All classes of property showed improvement year-over-year for the first time in seven years.

Median single-family residential value of \$160,000 for tax year 2015 is up 23.22 percent from \$128,000 for tax year 2014.

Median values for apartments have increased in 2014 to 2015; \$101,700

and \$126,600 respectively, up 27.81 percent. Median values for vacant land in 2014 was \$21,000, and in 2015 median values are \$26,000; a 23.22 percent increase from last year.

Median commercial values showed the lowest percentage of increase, 9.93 percent; bringing median values up to \$376,400 in 2015 from \$342,400.

"It's important to see continued positive growth

in the valuation of single-family residential properties," said Maricopa County Assessor Paul Petersen.

"Additionally, as commercial properties are showing positive trends for the first time since 2009, this valuation notice is further evidence that market conditions in Maricopa County are improving for property owners."

Another factor property owners need to be aware of is Proposition 117. Passed in 2012 by a majority of Arizona voters, Proposition 117 works as a mechanism to control the large valuation swings that did so much damage to, not only property owners, but to government budgets, during the recession.

Proposition 117 acts as a mandatory cap on valua-

tions dependent on property taxes.

It is the duty of the Maricopa County Assessor to locate, identify, and value all types of property in Maricopa County. The annual notices being received by all property owners is titled 2015 but reflects market conditions from summer 2012-summer 2013 with a lien date of Jan. 1, 2014.

Petersen reminds all property owners to closely review all the information on their valuation notice.

If they disagree with any of the information contained on the notice, then they should consider appealing the notice. This year, the administrative appeal deadline is April 22, 2014 (by statute, this is 60 days from the mail date).

## Dispensary

(cont. from page 1A)

of high school seniors in 2010 indicated that 20 percent had used marijuana. When the survey was repeated in 2012 the number had increased to 27 percent.

"When you have increased availability, you will have increased use," Groux said.

Maria Perreault, another Coalition member, also said the accessibility is an issue.

"You should not be putting profitability ahead of our children," Perreault said.

### Pro arguments

Laura Mehlman, a dispensary client, said the request for the extended

hours has nothing to do with drug use. She said this is about business and the people in the town having to suffer due to a lack of availability of medical marijuana.

Steinmetz told the commission that the dispensary could not be more secure, with an armed guard monitoring access and limiting patient access to high security areas.

He noted there is adequate lighting around the facility and 16 security cameras.

It was also noted that the Maricopa County Sheriff's Office had reported no incidents at the dispensary since it opened about six months ago.

Steinmetz said that

while he asked for 9 p.m. and Sunday hours, he was using the hours permitted in Mesa. He said he probably will not be open longer than 7 p.m., which is about the time he closes his Phoenix store near downtown.

He also said he is not open Sundays, but would like to have the option without returning for a further amendment.

Commissioner Gene Slechta said he believes Steinmetz's request is consistent with the stated goals of the Zoning Ordinance related to "promot(ing) the public health, peace, safety, comfort, convenience and general welfare of the citizens."

"I can see that this would not be fulfilling those objectives of the ordinance," Slechta said.

Commissioner Mike Archambault said he has been in the community for 42 years, when there was little but dust and desert, and he said drugs were accessible at that time.

"So far (Steinmetz) has met the requirements and lived up to meeting the needs of the citizens," Archambault said.

"I think there should be a little leeway; they have demonstrated they can take the next step."

The motion was to amend the allowable hours to 8 a.m. to 7 p.m. Monday through Saturday.

Commission Chairman Lloyd Pew said he does not favor the later 9 p.m. hour and seven days a week, but he would support the reduced proposal.

The 5-0 vote came with the absence of Commissioner Angela Strohan and a vacancy on the commission created by the resignation of Richard Turner.

The council is scheduled to consider the request Thursday, March 20.

## P&Z panel has vacancy

The Town of Fountain Hills is accepting applications for those interested in filling a vacancy on the Planning and Zoning Commission.

It was announced last week that Commissioner Richard Turner had tendered his resignation to accept a job out of state, creating an immediate vacancy.

Any resident who has lived in Fountain Hills for at least one year is eligible and those with an interest in serving may submit an application. The commission has regularly scheduled meetings on the second and fourth Thursday of each month at 6:30 p.m.

Service on the commission is strictly voluntary.

The application requirements and forms may be downloaded from the town's website or picked up at the Town Hall administration reception desk on the second floor during normal business hours, Monday through Thursday, 7 a.m. to 6 p.m.

To download from the website go to [www.fh.az.gov](http://www.fh.az.gov) click on "services and

forms" then "forms library" and print the "Planning and Zoning Commission application packet."

The completed application packet should include a cover letter of interest, a resume, completed background and personal data outline and a signed consent to executive session (for interview).

Completed application forms should be labeled "Planning and Zoning

Commission Application" and may be hand delivered to the administration reception desk at Town Hall or mailed to 16705 E. Avenue of the Fountains, Fountain Hills, AZ 85268, attention Janice Baxter.

The applications are being accepted to 4 p.m. on Thursday, March 13.

Any questions about the commission or forms contact Janice Baxter at 480-816-5122.

## GPS hike Saturday

The Sonoran Conservancy of Fountain Hills will continue its series of hikes during the coming weeks as the weather turns better for hiking.

Paul Appeldorn leads his specialty, GPS hike, on Saturday, March 8. He will provide a brief update on the workings of the GPS and then a hike into the Preserve to hunt for geocaches.

This hike of four to five miles will leave from the Eagle Ridge Drive gate at 8 a.m.

On Saturday, March 15,

birding will be the focus of an outing led by Kathy Anderson.

Anderson will talk about the birds that live in the Preserve and McDowell Mountain Park. Bring binoculars.

This hike will leave from the Golden Eagle Trailhead at the entrance to the Eagles Nest subdivision. It is a two-to-three mile easy/moderate hike.

There is a \$2 per person entry fee to get into McDowell Mountain Park on foot.

**FREE DENTAL IMPLANT CONSULT**

If you suffer from any of the following, you may benefit from dental implants:

- missing tooth (single or multiple)
- fractured teeth
- sore or loose partial dentures
- sore or loose complete dentures

Call today to schedule your complimentary consultation to see if you can benefit from implants.

**Experience Quality, Comprehensive Dentistry in a Caring, Personalized Environment**

**R** Kevin A. Rauter, D.D.S., D.C.  
General Dentistry

480-816-1011  
16921 E. Palisades Blvd., Suite 111  
Fountain Hills, AZ 85268  
[www.Krauterdds.com](http://www.Krauterdds.com)




**Experience the Benefits of Chiropractic Care**



**Whole Health Chiropractic**

Dr. Matthew Teusink

**Now Offering Monthly Wellness Programs for you or your whole family!**

**Monthly Maintenance Plan**

- \$49 per month (Six Month Commitment Required)
  - One scheduled visit per week
  - Additional scheduled visits \$25 each
  - Additional walk-in visits \$29 each

**Monthly Family Plan**

- 2 family members \$89 per month
- 3 family members \$119 per month
- 4 (+) family members \$129 per month

Limited to the first 50 people. Expires 2/28/14

**Acupuncture Also Available**  
**Call for Details**

**480-837-5988**

13215 N. Verde River Drive, Suite 4 • Fountain Hills

**Accepting New Patients**



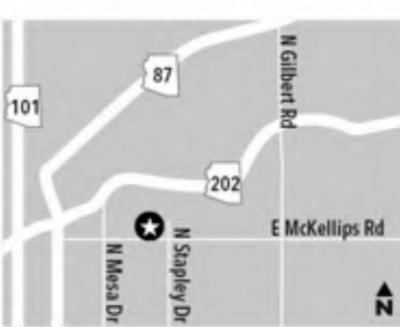
**Expert primary care for patients of all ages**

At Scottsdale Healthcare Primary Care Mesa, we listen to our patients first and then together create a game plan to best meet their health goals. From general illness and minor injuries, to a broad spectrum of newborn through geriatric family medicine, you can count on us for personalized, compassionate care.



Nathan Matthews, DO Clifford Gazda, MD

**Same Day Appointments**  
**Call Today. 480-882-7575**  
[primarycaremesa.org](http://primarycaremesa.org)



1124 E. McKellips Rd., Ste. 110  
Mesa, AZ 85203

**SCOTTSDALE HEALTHCARE**  
Primary Care Mesa

World-Class Patient Care | The Best Physicians | Latest Technology | Compassionate Staff