

City and County Residential Taxes

Per \$100 of assessed valuation | 2016 Tax Rates

	S.V.	County
Cochise County -P	\$2.6276	\$2.6276
Cochise College -P	\$2.2860	\$2.2860
School Equalization -P	\$0.5010	\$0.5010
Cochise Joint Technical District - S	\$0.5000	\$0.5000
Elementary School M&O -P	\$2.1732	\$2.1732
High School M&O -P	\$2.1328	\$2.1328
Elementary School Bond Issue -S	\$0.0000	\$0.0000
High School Bond Issue -S	\$0.0000	\$0.0000
Fire District Assistance -S	\$0.1000	\$0.1000
County Flood Control - S	\$0.2597	\$0.2597
Library - S	\$0.1451	\$0.1451
City of Sierra Vista	\$0.1136	
Fry Fire		\$3.0164
Total (\$)	\$10.8390	\$13.7418

P= Primary Taxes S=Secondary Taxes

Tax Savings (Rounded to the nearest dollar)

Property Value	Assessed Value	Homes in County Areas Annual Taxes	Homes in City Limit Annual Taxes	Annual Tax Savings
\$40,000	\$4,000	\$550	\$434	\$116
\$50,000	\$5,000	\$687	\$542	\$145
\$60,000	\$6,000	\$825	\$650	\$174
\$70,000	\$7,000	\$962	\$759	\$203
\$80,000	\$8,000	\$1,099	\$867	\$232
\$100,000	\$10,000	\$1,374	\$1,084	\$290
\$120,000	\$12,000	\$1,649	\$1,301	\$348
\$140,000	\$14,000	\$1,924	\$1,517	\$406
\$160,000	\$16,000	\$2,199	\$1,734	\$464
\$200,000	\$20,000	\$2,748	\$2,168	\$581
\$250,000	\$25,000	\$3,435	\$2,710	\$726
\$300,000	\$30,000	\$4,123	\$3,252	\$871



Sierra Vista

EXTRAORDINARY SKIES.
UNCOMMON GROUND.

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BENEFITS OF ANNEXATION



Why Annex into the City of Sierra Vista?

You shop and work here, get your books from the library, and picnic in City parks. Sierra Vista is your home town, so make it official by annexing into the City and enjoy the perks of being a City resident. City residents enjoy lower property taxes, urban police and fire protection, and a voice in local government.



There are many benefits to being a City Resident

Lower annual property taxes

Being a city resident will save you money on your property taxes. For example, using the 2016 property tax rates, a home assessed at \$100,000 in the County will pay \$1,374 while the same house in the City limits pays \$1,084. The difference is the City's property tax rate is \$0.1136 per \$100 of assessed value compared to the Fry Fire District tax of \$3.016 per \$100. The chart on the inside provides an estimate of how much you could save on your annual property tax. The second chart provides a breakdown of City and county tax rates.

Enjoy a Better Neighborhood

The City's code enforcement team enforces the City's property maintenance codes creating cleaner, more attractive neighborhoods.



Commonly Asked Questions

Urban Fire Protection and Emergency Medical Response

You'll have access to a full range of services provided by Sierra Vista Fire & Medical Services. They offer quick response time with state-of-the-art medical and firefighting equipment, and professional, highly trained staff.



The Best in Police Protection

The Sierra Vista Police Department (SVPD) is the only law enforcement agency in Cochise County accredited by the highly regarded Commission on Accreditation for Law Enforcement Agencies (CALEA). SVPD provides the best in public safety with highly trained professional officers who work hard to keep neighborhoods safe.

Local City Trash and Recycling

You will not be required to change your trash service as long as you have a current agreement with a private hauler. However, for just about the same price, the City provides the added benefits of free weekly curbside recycling collection, curbside pickup of green yard waste, glass recycling at a designated drop off, and the collection of bulky items such as old appliances and furniture for a small fee.

Better Streets

The City's annual street maintenance program extends road life and provides good road surfaces for drivers.

Vote in Local Elections

Annexing into the City gives you a voice in local elections on issues that impact your home town.

Get Around Town with Vista Transit

Seniors and residents with limited mobility can enjoy convenient curb-to-curb transit services for local appointments and shopping needs.

Other City Fees and Taxes to Consider

- The City has a 2 percent utility sales tax and several of the utilities pay a franchise fee. When combined, both fees will not exceed 5 percent. These fees are put to use in the community, helping to maintain streets and to support services the City provides.
- A City business license may be required if you own a business and do not yet have a City license. The initial fee is \$100 and an annual renewal fee is \$50.
- Property owners renting more than two residential units will have a 1 percent Rental of Real Property tax.
- The City has an annual dog licensing fee of \$20 for intact dogs. Spayed and neutered dogs, and those 10 and older, are \$5 per dog. Pet owners age 62 and older receive a \$2 discount per dog. Proof of current rabies vaccination is required for licensing.

Q: What's the process for annexation?

A: For an annexation to succeed, the City must obtain the consent of the owners of at least one half of the property values and more than one half of the property owners. Property owners will have the opportunity to express their views by attending several public hearings throughout the process.

Q: How much time is involved with the annexation process?

A: It varies depending on the size of the area and the number of property owners. The process can be expedited if the neighborhood signs the annexation petition quickly. However, the City has one year to gather all the required signatures.

Q: City taxes may be low now, but won't they increase in the future?

A: The City has maintained a philosophy of keeping property tax rates to the minimum amount necessary to provide services. The City decreased its property tax rate in 2011 and has maintained that rate since then.

Q: Will the City make me put in sidewalks and streetlights?

A: No! Neighbors can elect to form a local improvement district in order to fund public improvements themselves but that requires approval of at least 51 percent of the property owners in that area. The City may continue to use Community Development Block Grant funding, as it becomes available, to pay for improvements such as streets, curbs, gutters, sidewalks, and streetlights in the Fry Townsite at no expense to the property owners. CDBG funds are awarded in a competitive process each year and the City Council decides what projects will receive these dollars.



Q: Would annexation have any impact on construction standards for buildings?

A: All construction should meet the International Building Code (IBC) standards, adopted by both the City and the county. The nationally accepted codes from the International Code Council (ICC) are for health, safety, and welfare of residents. For existing structures, codes will vary depending on the level of construction.

Q: Are the City's building permit fees higher than the county's?

A: The building permit fees are comparable between the City and the county. New construction projects are assessed impact fees, which help cover the cost for City services including roads and police and fire protection.