

**City of Surprise and All Associated Special Assessment Districts
FY2022 Proposed Property Tax Levy Rates**

Truth in Taxation Calculation:

- (A) Actual Current Primary Property Tax Levy: \$9,135.500
- (B) Current Net Assessed Value Subject to Taxation in Prior Year: \$1,274,131,713
- (C) Maximum Rate that can be Imposed Without a Truth in Taxation Hearing ((A/B)×\$100 - rounded down to nearest hundredth of a cent): \$0.7169
- (D) Proposed Primary Property Tax Rate: \$0.7591

Truth in Taxation Hearing Required Because (D) is Greater than (C)

County Number/City District Name	Levy Rate	County Number/City District Name	Levy Rate	County Number/City District Name	Levy Rate
04551/City of Surprise (Primary)	0.7591	Street Light Improvement Districts Ad Valorem¹ cont'd		Street Light Improvement Districts Equal Apportionment² cont'd	
04551/City of Surprise (Secondary)	0.3880	23506/SU ROYAL RNCH UN2	0.0348	23693/OTS MARKET ST #121 SLID	0.00
28839/Marley Park CFD	3.4771	23510/SU SIERRA VISTA 4	0.1537	23674/PARKVIEW PLACE #112 LID	262.50
Street Light Improvement Districts Ad Valorem¹		23512/SU MARLEY PK 1, 7 & 8	0.2228	23434/AZ ROYAL RANCH UN 1	33.71
13980/KINGSWOOD PARKE SL	0.2459	23517/SU_AZ SURPRISE FARMS	0.3028	23418/AZ SIERRA MONTANO	39.65
23110/SUN CTY GRND SL	0.5209	23521/SU MARLEY PARK 1 5/6	0.2638	23692/SKYWAY BUSINESS PARK #92	272.40
23124/WESTPOINT TWN CTR SL	0.3011	23524/SU_AZ ROYAL RNCH 2 - P	0.3253	23669/STADIUM VILLAGE #107 LID	755.55
23125/CONTINENTAL-SURP SL	0.1954	23525/SU GREEN RANCH PH1	0.3678	23672/STONEBROOK #103 LID	25.60
23135/SU-MOUNTAIN VISTA	0.1891	23536/SU_AZ RNCHO GBRLA	0.2145	23659/SURPRISE FARMS CHURCH #084 SLID*	0.00
23174/SU-SUN CITY GRAND #2	0.3377	23537/SU_AZ CITY @ PH 1	0.2814	23694/SURPRISE WESTGATE #122	1,300.00
23183/ASHTON RANCH ST LT	0.3604	23542/SU_AZ ROYAL RANCH 2	0.0228	23810/MARLEY PARK PH 4 #140	9.09
23184/SU-SUN CITY GRAND #3	0.4278	23555/SU AZ GREER RANCH 2	0.1395	23790/MARLEY PARK PHASE #3	40.23
23191/SU MT VISTA RANCH 2	0.1196	23563/SU SYCAMORE PCS 13	0.4273	23819/DESERT OASIS P 11	59.37
23193/SU BELL WEST RANCH	0.2755	23566/SU-AZ MARLEY PARK 2	0.2702	23708/AUTOSHOW EAST 2#127	1,600.00
23194/SU-CANYON RIDGE W	0.0812	23581/SU SIERRA MONTANA 7	0.2371	23808/SYCAMORE FARM PARCEL 12 N146	29.22
23238/SU-ASHTON RANCH #2	0.3319	23582/SU SRPRS FRM 4 P1-6	0.2035	23838/AUSTIN RANCH PARCEL 1 #148	59.76
23239/S-MTN VISTA RANCH #3	0.2376	23590/SU-AZ DESRT OASIS	0.6656	23834/AUSTIN RANCH WEST PARCEL 4 #139	61.58
23258/SL SU-GREENWAY PARC	0.4803	23591/SU SARAH ANN RANCH	0.2844	23807/ZANJERO TRAILS PH 2 #133	44.84
23267/SU-AZ NW RANCH 1.	0.1478	23641/SURPRISE SLID 2008-74/Asante Phase 1	0.3029	23829/DESERT OASIS PARCEL 13B #151	44.66
23268/SU-GREENWAY PARC #3	0.5258	23644/SURPRISE SLID 2008-111/Johnson Townhomes	0.1999	23842/DESERT OASIS PARCEL L10 SANVERNO	25.80
23319/SL SU-LEGACY PARC	0.2872	23645/SURPRISE SLID 2008-95/Suprise Pointe Comm1 Subdivision	0.0666	23868/Austin Ranch W 143 SLID	37.06
23323/SU-BELL W RANCH 1A	0.2876	23653/SURPRISE VALLEY STATION LID	0.0456	23911/SURPRISE DYSART MINI STO	600.00
23329/SU-GREENWAY PARC #2	0.4144	23654/SURPRISE FARMS PHASE 5 LID	0.1848	23856/Zanjero Trails 162 SLID	16.37
23330/SU-AZ COUNTRYSIDE SL	0.2906	23660/CACTUS WARD LID	0.0000	23809/MARIPOSA ACRES #135	0.00
23333/SU-ROSEVIEW 5, 5A, 7&8	0.3265	23661/SURPRISE ARIZONA QUICKTRIP #410 LID	0.0000	23866/Rancho Mercado 160 SLID	0.00
23335/SU-NW RANCH #2	0.3265	23663/WESTFIELD COMMONS AMENDED LID	0.0000	23870/RNCHMRCD PARA11 SLID	0.00
23336/SU-ROSEVIEW UNITS 1 - 6	0.3177	23667/ASANTE PARCEL 1.16 LID	1.0682	23871/RNCHMRCD PARA12 SLID	0.00
23338/SU SUN CITY GRAND #4	0.1397	23668/SIERRA MONTANA PARCEL 14 LID	0.3287	23897/ZANJERO TRL PAR 11 NO 167	0.00
23351/SU-BELL W RANCH 1B	0.3187	23673/SANTA FE AVE #111 LID	0.1907	23898/HERITAGE FARM SLID	0.00
23355/SU-ASHTON RANCH #3	0.4020	23682/SU AUTO SHOW NW #114	0.0618	23899/SURPRISE DESERT OASIS CO	0.00
23356/SU-LEGACY PARC G,H, I	0.4132	23683/SURPRISE MEDICAL PLAZA	0.2307	23900/AUSTIN RCH W PAR 5 NO 144	0.00
23358/SU-ASHTON RANCH #4	0.3070	23686/SURPRISE PARADISE #117	0.0000	23916/SURPRISE FULTON HOMES AT	0.00
23390/SU-AZ RANCHO GABR 1	0.2285	23698/AUTOSHOW EAST 1#126	0.0716	23928/SURPRISE RANCHO MERCADO	0.00
23401/SU-RNCH GABRIELA2, 3	0.2169	23700/DESERT OASIS 13A SLID	0.5537	23929/SURPRISE RANCHO MERCADO	0.00
23405/SU-TASH/WEST MEADOWS	0.3145	23706/DESERT OASIS 14C SLID	0.2763	23941/SURPRISE CENTER NORTH 19	0.00
23409/SU-ORCHARDS 1*5	0.2729	23811/SURPRISE SIERRA MONTANA	0.3072		
23414/SURPRISE FARMS PH1A	0.2261	23830/SURPRISE AUTOSHOW WEST 1	0.0622		
23417/SU-SL AZ PARKE ROW	0.2968	23836/SURPRISE AUTOSHOW WEST 2	0.1019		
23419/SU-SL LEGACY E F&J	0.2302	23841/SYCAMORE FARMS PARCEL 12 Ph2 #138	0.0274		
23424/AZ BELL W RANCH PCL 2	0.2592	23854/SURPRISE BELL POINTE 2	0.0000		
23444/AZ SURPRISE FM SPH1B	0.3068	23855/SURPRISE BELL POINTE 2 S	0.0000		
23448/SIERRA MONTANA PH 2	0.2162	23872/AUTOSHOW EAST 3#132	0.0247		
23449/LITCHFIELD MANOR SLD	0.2600	23950/SURPRISE HILTON GARDEN I	0.4319		
23450/DESERT OASIS SLID 1	0.1585	23902/SURPRISE ASANTEPAR 4.5 S	0.0000		
23455/SIERRA MONTANA PCL12	0.4241	23869/SURPRISE SU-HIGHLAND PRE	0.0000		
23456/COTTON GIN SLID	0.3307				
23457/MARLEY PARK PH 1	0.3167	Street Light Improvement Districts Equal Apportionment²			
23458/SUMMERFIELD @LITCHF	0.2686	23670/SURPRISE SLID 2010-68/Commerce Park East #109 SLID	62.29		
23460/AZGREER RANCH SOUTH	0.2705	23671/COYOTE LAKES #095 LID	42.30		
23461/SU AZ BELL W RNCH	0.2532	23662/CRESCENT CROWN #082 LID	1,000.00		
23467/AZ SIERRA VERDE PH 1	0.3203	23676/SU - KINGSWOOD PARKE 105	34.04		
23468/SU AZ BELL POINTE 1	0.3416	23666/MARLEY PARK P 12 LID	66.66		
23469/SU AZ KELLY FARMS	0.2616	23665/MARLEY PARK PLAZA #91 LID	171.42		
23470/SU AZ VERAMONTE	0.3607	23702/OTS Comm B #123	475.00		
23487/SU RANCHO GBRELA 2	0.2317				
23498/SURPRISE FARMS PH 2	0.2946				

Public hearings shall be held on June 1, 2021 at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona 85374 as follows:

- At or after **5:30 p.m.** at which any Marley Park Community Facilities District taxpayer may appear and be heard in favor of or against the **Marley Park Community Facilities District (CFD)** proposed budget.
- At or after **6:00 p.m.** at which any taxpayer may appear and be heard in favor of or against the **City of Surprise** proposed budget.

Complete copies of the estimates of revenues and expenditures for both the Marley Park CFD and City of Surprise may be found at the following locations:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ 85374

Northwest Regional Library
16089 N. Bullard Avenue
Surprise, AZ 85374

Asante Branch Library
16755 W. Vereda Solana Drive
Surprise, AZ 85387

Hollyhock Branch Library
15844 N. Hollyhock Street
Surprise, AZ 85374

www.surpriseaz.gov/456/Finance-Department

¹ Levy rate per \$100 of assessed value.
² Dollar levy per parcel for Equal Apportionment assessments.

County Number / City District Name by Assessment Type		Net Assessed Value ¹	Estimated Expenses	Levy Amount	Levy Rate ²
Ad Valorem					
23667	Asante Parcel 1.16	46,805	1,200	500	1.0682
23641	Asante Phase 1	13,003,499	52,400	39,400	0.3029
23183	Ashton Ranch I	3,106,923	14,200	11,200	0.3604
23238	Ashton Ranch II	3,614,598	15,800	12,000	0.3319
23355	Ashton Ranch III	3,283,162	17,700	13,200	0.4020
23358	Ashton Ranch IV	3,289,892	12,800	10,100	0.3070
23698	Autoshow East 1 #126 (Coulter Nissan)	977,507	700	700	0.0716
23872	Autoshow East 3 #132 (Toyota)	1,361,442	700	200	0.0247
23682	Autoshow NW #114 SLID	3,069,634	2,100	1,900	0.0618
23830	Autoshow West 1 #150	1,768,110	1,400	1,100	0.0622
23836	Autoshow West 2 #152	1,372,763	1,600	1,400	0.1019
23468	Bell Pointe I	5,532,680	24,500	18,900	0.3416
23193	Bell West Ranch	2,249,639	8,300	6,200	0.2755
23323	Bell West Ranch 1A	2,989,379	11,600	8,600	0.2876
23351	Bell West Ranch 1B	1,851,146	7,900	5,900	0.3187
23424	Bell West Ranch II	3,239,893	11,000	8,400	0.2592
23461	Bell West Ranch III	3,000,962	11,000	7,600	0.2532
23194	Canyon Ridge West	12,558,378	13,800	10,200	0.0812
23537	City @ Surprise Ph 1	2,735,974	8,500	7,700	0.2814
23125	Continental at Kingswood Parke	4,963,101	13,100	9,700	0.1954
23456	Cotton Gin	3,628,626	16,600	12,000	0.3307
23330	Countryside	9,530,560	35,000	27,700	0.2906
23590	Desert Oasis Lancer 5 A5B14A	3,635,742	31,400	24,200	0.6656
23450	Desert Oasis No. 1	10,409,436	25,800	16,500	0.1585
23700	Desert Oasis Pcl 13A	2,510,372	7,900	13,900	0.5537
23706	Desert Oasis Pcl 14C	2,496,635	8,800	6,900	0.2763
23258	Greenway Parc #1	3,830,728	20,700	18,400	0.4803
23329	Greenway Parc #2	3,354,232	17,200	13,900	0.4144
23268	Greenway Parc #3	893,789	6,500	4,700	0.5258
23525	Greer Ranch North Ph1	8,291,170	37,700	30,500	0.3678
23555	Greer Ranch North PH2	9,601,472	17,100	13,400	0.1395
23460	Greer Ranch South	13,343,304	46,900	36,100	0.2705
23644	Johnson Townhomes	550,064	1,200	1,100	0.1999
23469	Kenly Farms	3,936,114	12,600	10,300	0.2616
13980	Kingswood Parke	11,831,271	39,100	29,100	0.2459
23319	Legacy Parc	7,136,890	26,700	20,500	0.2872
23356	Legacy Parc G,H,I	3,048,760	16,000	12,600	0.4132
23419	Legacy Parc Parcels e, f, & j	3,605,127	11,300	8,300	0.2302
23449	Litchfield Manor	16,305,245	57,000	42,400	0.2600
23457	Marley Park I, p 1-4	7,545,533	30,500	23,900	0.3167
23521	Marley Park Ph 1, P 5, 6	5,040,693	18,500	13,300	0.2638
23512	Marley Park Ph 1, P 7, 8	3,948,444	11,700	8,800	0.2228
23566	Marley Park Ph 2, 9,11,12	4,700,072	15,500	12,700	0.2702
23135	Mountain Vista	8,723,997	21,000	16,500	0.1891
23191	Mountain Vista II	8,277,593	12,700	9,900	0.1196
23239	Mountain Vista III	5,975,686	19,300	14,200	0.2376
23267	Northwest Ranch #1	4,733,535	9,200	7,000	0.1478
23335	Northwest Ranch II	6,124,255	26,300	20,000	0.3265
23409	Orchards 1,2,3,4,5	9,047,773	31,700	24,700	0.2729
23417	Parke Row	909,583	3,300	2,700	0.2968

County Number / City District Name by Assessment Type		Net Assessed Value 1	Estimated Expenses	Levy Amount	Levy Rate 2
Ad Valorem					
23661	Quick Trip # 410	306,750	900	0	0.0000
23390	Rancho Gabriella - Phase I	10,370,332	30,800	23,700	0.2285
23401	Rancho Gabriella 2,3,4A-B	22,488,659	63,900	48,800	0.2169
23487	Rancho Gabriella Ph 2 pcl 11	1,294,383	3,900	3,000	0.2317
23536	Rancho Gabriella PH 3 pcl 17	1,445,194	4,000	3,100	0.2145
23336	Roseview Units 1-6	9,787,824	39,400	31,100	0.3177
23333	Roseview Units 5, 5a, 7, 8	6,044,847	21,100	16,500	0.2729
23542	Royal Ranch Unit 2, P7	2,347,358	7,300	300	0.0228
23524	Royal Ranch Unit 2, pcl 8	1,505,985	6,800	4,900	0.3253
23506	Royal Ranch Unit II, pcl 5,6,9	7,462,086	21,500	2,600	0.0348
23673	Santa Fe Ave #111	681,679	1,300	1,300	0.1907
23591	Sarah Ann Ranch	18,102,939	64,700	51,500	0.2844
23455	Sierra Montana Parcel 12	1,579,702	8,900	6,700	0.4241
23668	Sierra Montana Parcel 14	2,585,288	11,200	8,500	0.3287
23581	Sierra Montana Parcel 7	1,391,330	3,900	3,300	0.2371
23811	Sierra Montana Phase 1 Parcel G #141	618,392	4,700	1,900	0.3072
23448	Sierra Montana Phase II	14,750,391	42,000	31,900	0.2162
23510	Sierra Verde Parcel 4	1,626,451	3,700	2,500	0.1537
23467	Sierra Verde Ph I	9,707,987	40,700	31,100	0.3203
23902	SU-Asante PAR4.5	1,198,514	0	0	0.0000
23869	SU-Highland Prep	0	800	0	0.0000
23950	SU-Hilton Garden Inn	1,342,655	1,700	5,800	0.4319
23458	Summerfield @ Litchfields	1,488,690	5,400	4,000	0.2686
23110	Sun City Grand (DW)	49,040,660	305,300	255,500	0.5209
23174	Sun City Grand II	132,364,092	528,600	447,100	0.3377
23184	Sun City Grand III	6,754,216	35,200	28,900	0.4278
23338	Sun City Grand IV	92,993,230	174,200	130,000	0.1397
23414	Surprise Farms 1A	14,324,536	44,300	32,400	0.2261
23444	Surprise Farms 1B	16,082,016	65,400	49,500	0.3068
23498	Surprise Farms Ph 2	12,895,229	48,600	38,000	0.2946
23517	Surprise Farms Ph 3	10,234,662	40,300	31,000	0.3028
23582	Surprise Farms PH 4, Par 1-6	11,593,586	34,600	23,600	0.2035
23654	Surprise Farms Phase 5	6,219,968	15,500	11,500	0.1848
23683	Surprise Medical Plaza SLID	1,430,142	3,700	3,300	0.2307
23645	Surprise Pointe Comml Subdivision	16,654,312	13,900	11,100	0.0666
23653	Surprise Valley Station (Trader Joe's)	2,411,369	1,100	1,100	0.0456
23563	Sycamore Estates Par 13	4,656,389	27,200	19,900	0.4273
23841	Sycamore Farms Parcel 12 Ph2 #138	1,146,770	8,100	200	0.0274
23405	Tash/Western Meadows	3,783,302	15,400	11,900	0.3145
23470	Veramonte	5,737,987	27,600	20,700	0.3607
23663	Westfield Commons	1,901,999	0	0	0.0000
23124	WestPoint Towne Center	19,425,570	76,100	58,500	0.3011
Total Ad Valorem			2,719,200	2,127,800	

County Number / City District Name by Assessment Type		# of Taxable Parcels ¹	Estimated Expenses	Levy Amount	Levy Rate ²
Equal Apportionment					
23838	Austin Ranch Parcel 1	420	30,000	25,100	59.76
23834	Austin Ranch West Parcel 4 #139	138	9,800	8,500	61.58
23868	Austin Ranch West Parcel 6 #143	116	3,700	4,300	37.06
23708	Autoshow East 2 #127 (L Miller Dodge)	1	900	1,600	1,600.00
23670	Commerce Park East #109 SLID	61	4,200	3,800	62.29
23671	Coyote Lakes #95 SLID	761	38,900	32,200	42.30
23662	Crescent Crown #82	2	2,100	2,000	1,000.00
23819	Desert Oasis Parcel 11	64	4,300	3,800	59.37
23829	Desert Oasis Parcel 13B #151	103	4,600	4,600	44.66
23842	Desert Oasis Parcel L10 Sanverno	93	3,400	2,400	25.80
23911	Dysart Mini Storage #145	1	600	600	600.00
23676	Kingswood Parke #105 SLID	47	1,700	1,600	34.04
23666	Marley Park Parcel 12	144	14,000	9,600	66.66
23810	Marley Park Ph 4, #140	858	7,500	7,800	9.09
23790	Marley Park Phase 3	594	22,900	23,900	40.23
23665	Marley Park Plaza #91	7	1,300	1,200	171.42
23702	OTS Commercial B #123	4	2,100	1,900	475.00
23674	Parkview Place #112	8	2,700	2,100	262.50
23434	Royal Ranch Unit I	516	22,600	17,400	33.71
23418	Sierra Montana Phase 1a	1,397	80,300	55,400	39.65
23692	Skyway Business Park #92	58	17,900	15,800	272.40
23669	Stadium Village Small A #107	9	7,900	6,800	755.55
23672	Stonebrook #103	164	5,100	4,200	25.60
23808	Sycamore Farms Parcel 12 North #146	154	4,700	4,500	29.22
23694	Westgate #122	1	700	1,300	1,300.00
23856	Zanjero Trails Parcels 16 & 17 #162	105	5,000	1,900	16.37
23807	Zanjero Trails PH 2 #133	544	25,900	24,400	44.84
Total Equal Apportionment			324,800	268,700	
Grand Total			3,044,000	2,396,500	

¹ Net Assessed Value based on Maricopa County Assessor's Office 2020 February State Abstract report.

² Levy rate per \$100 of assessed value for Ad Valorem assessments. Dollar levy per parcel for Equal Apportionment assessments.