



**Yarnell Fire District**  
**P.O. Box 581 (US Mail)**  
**22558 Looka Way (UPS, FedEx, AirBorne, etc.)**  
**Yarnell, Arizona 85362**  
**(928) 427-6578 (Fax and Phone)**



**Ron Osterman, Chairman**

**Dell Smith-Klein, Secretary**

**Lynn Bellamy, Treasurer**

**Marilyn Berry, Director**

**Luther Joy, Director**

Date: Thu, 21 Nov 2002 21:30:20 -0700

To: Peter Andersen <YFDChief@WorldLinkISP.COM>

From: Lynn Bellamy <YFDTreas@WorldLinkISP.COM>

Subject: REVISED Tax Information Summary for FY 02 / 03

Cc: "YFD Distribution":RonRoy@W3AZ.NET, Dell@SmithKlein.NET ;

Peter, attached is summary of the relevant tax information for the Yarnell Fire District. Both the YFD Tax Rate and the FDAT rate are included. Please print this report and distribute it to the YFD Board for their information. Also, please **print this email note** and **attach** it to the report.

Thanks, Lynn

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**P.S.** The actual **average** tax payment for a Residential Property is **\$ 8.46/month** which is a bit **lower** than the estimate of **\$ 9.00/month** cited at the **Meet the Candidates** night at the Senior Center. Also note that the **MAXIMUM annual tax** for a Residence is **\$ 370/year** or **\$30.81/month** which is **substantially less** than the **\$ 500/year** cited by one of the candidates; the \$370/year is for a residence assessed at **\$199,830** which is the **MAXIMUM** assessed valuation for a residence in Yarnell or, in other words, **not representative** of the **average home owner or voter** in Yarnell.

Note that the **AVERAGE Full Cash Value** of a **residence** in Yarnell is **\$54,880** which, again, is **substantially below** the **\$100,000** cited at the meeting; in fact, **50%** of the residences in Yarnell are **BELOW \$54,880** and **99.9%** of the residences are **below \$155,450**.

Also note there are **286** properties in the Yarnell Fire District which are listed by the Yavapai County Assessors Office as **VACANT** and **available for development**; these **286 undeveloped** properties represent a **potential 60%** growth in residences (not including the 57 Mixed Use lots). Although the statement that there is **'no room for growth in Yarnell'** may have an element of truth, **additional development** of **EXISTING** properties would pose a real problem for the Department!

Finally, those who officially represent the YFD must avoid providing inaccurate information to the public; if you don't know, ask! One applicable homily is as follows: *"If everyone involved in defining or solving a problem tells the truth, it may still be difficult to reach consensus. However, if even one participant misstates the facts or, even worse, lies, it is always impossible to reach consensus much less an intelligent solution."*

Respectfully, Lynn Bellamy  
Treasurer, Yarnell Fire District Board