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Jennifer Ybarra



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E-01575A-08-0328

From: Pam
Sent: Friday, May 01, 2009 2:11 PM
To: Newman-Web
Subject: Extension Policy 1000 foot free line extension Docket Numbers E-01575A and E-01345A-08-172

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May 1, 2009
The Honorable Paul Newman
Arizona Corporation Commission
1200 W. Washington - 2nd Floor
Phoenix, Arizona 85007

Re: Extension Policy - 1000 foot free-line extension,
Docket Numbers E-01575A-08-0328 and E-01345A-08-172

Dear Paul Newman,

I request that you ask APS to provide shape files of their distribution lines to county Assessor's. If APS can not do this then I hope you will reconsider the new extension policy. This policy may have had a serious adverse affect on rural communities. Unfortunately, APS has failed to provide the Assessor's Offices information that would allow us to analyze how this policy may have affected property values in our counties.

I am the Yavapai County Assessor. It is my belief, based on my experience in valuing properties, that the new APS extension policy has negatively impacted property values in the rural areas of Yavapai County. I would like the opportunity to analyze sales based on distance from APS distribution lines. With this information my office would be able to confirm if the new extension policy has affected values in Yavapai County.

As you are aware county Assessor's are charged with discovering, listing and valuing uniformly all taxable and non taxable properties in each county. With the new extension policy in place I do not believe without distribution line information from APS that I can accurately value vacant land in Yavapai County. I have requested updated distribution shape files from APS so that I may make these adjustments in our mass appraisal module. Unfortunately, APS does not feel that they can provide these files to our office (My office has APS's distribution shape file information up to the year 2005 but we have not received current information since 2005).

APS has stated that this information will not be provided to the Yavapai County Assessor's Office based on two issues;

- #1 Homeland Security.
- #2 Proprietary Property.

#1.) Homeland Security; I am in need of distribution line information not information on generating facilities or generating equipment. It seems to me that terrorist can see most of the distribution lines (the location of overhead lines and poles) and the underground lines in neighborhoods with transformers would be easy enough to locate in the field. Therefore, terrorist looking to obtain maps of the type I am requesting is unlikely.

In addition, we will secure this information and not make it available to anyone outside of the Assessor's Office. Terrorist will not get this information from us.

#2.) Proprietary ownership – Yes I am asking for information from APS that perhaps is proprietary. This information will be solely used in our office internally for valuation purposes. We will not share or sell this information. We have a secure facility and have a lot of confidential information within our control. We will protect this information as we protect all confidential information in our office.

In fairness, the tax payers pay for the Yavapai County land GIS information and we have shared this information with APS at a minimal charge (\$75. for the layer). It is my understanding that our GIS land layer is the land base of APS's Yavapai section of their DOM's system. We did not charge APS very much for this information and the tax payers own this data. We understand that APS utility rate payers in Yavapai County and Yavapai County tax payers are typically the same people. That is why we felt it was in the best interest to work with APS and provide our information for such a minimal charge. APS designers utilize our free website which has satellite imagery of Yavapai County again this is paid for by Yavapai County citizens. Thus, if APS was to share their information in a spirit of cooperation with the Assessors' office (or charge us a minimal fee of \$75) this would help both the tax payers and APS rate payers because they are the same people in most instances.

Again, I request that you ask APS if they can provide shape files of their distribution lines to requesting county Assessor's. If APS can not do this I request that you reconsider the extension policy because it may have had a serious adverse affect on rural communities and those vacant land property owners that could be adversely affected by this will not see a reflection of this value decline in their property tax burden due to APS's refusal to help the Assessor's fairly address the affect that the new extension policy has had on property values.

Sincerely,



Pamela J. Pearsall
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