

**CHANDLER FASHION CENTER
2016 Real Property Tax Allocation (Actual)**

	SQ FT	LTD VALUE	FULL CASH VALUE	18.0%	18.0%	-----TAX-----		Total Tax
				LTD ASSESSED	FCV ASSESSED (Calc. on LV)	RATE per 100 \$0.07908400	RATE per 100 \$0.04640000	
<u>VILLAGE</u>								
<u>301-65-888</u>								
Land	558,986	3,825,965	3,904,200					
Improvements		16,198,270	16,529,500					
	<u>558,986</u>	<u>\$ 20,024,235</u>	<u>\$ 20,433,700</u>	<u>\$3,604,362</u>	<u>\$3,604,362</u>	<u>\$285,047.36</u>	<u>\$167,242.38</u>	<u>\$ 452,289.74</u>
<u>MALL</u>								
<u>301-65-882</u>								
Land	1,812,765	12,468,798	12,661,300					
Land Improvements		3,008,701	3,055,151					
Building Improvements		96,718,635	98,211,847					
	<u>1,812,765</u>	<u>\$ 112,196,133</u>	<u>\$ 113,928,298</u>	<u>\$20,195,304</u>	<u>\$20,195,304</u>	<u>\$1,597,125.42</u>	<u>\$937,062.10</u>	<u>\$ 2,534,187.52</u>
<u>MALL BREAKDOWN</u>								
<u>Common Area</u>								
Land	1,475,431	10,148,503	10,305,183	1,826,731	1,826,731	144,465	84,760	229,225
Land Improvements		3,008,701	3,055,151	541,566	541,566	42,829.21	25,128.67	67,957.88
		<u>13157203.29</u>	<u>13,360,334</u>	<u>2,368,297</u>	<u>2,368,297</u>	<u>187,294.37</u>	<u>109,888.96</u>	<u>297,183.33</u>
<u>Enclosed Mall Share:</u>								
Land	119,758	823,735	836,453	148,272	148,272	11,725.97	6,879.84	18,605.80
Improvements		27,229,727	27,650,119	4,901,351	4,901,351	387,618.43	227,422.68	615,041.11
		<u>28053461.96</u>	<u>28,486,572</u>	<u>5,049,623</u>	<u>5,049,623</u>	<u>399,344.40</u>	<u>234,302.51</u>	<u>633,646.91</u>
<u>Mall Buildings Share:</u>								
Land	217,576	1,496,560	1,519,665	269,381	269,381	21,303.71	12,499.27	33,802.97
Building Improvements		69,488,908	70,561,728	12,508,003	12,508,003	989,182.94	580,371.36	1,569,554.30
		<u>70985467.75</u>	<u>72,081,393</u>	<u>12,777,384</u>	<u>12,777,384</u>	<u>1,010,486.65</u>	<u>592,870.63</u>	<u>1,603,357.28</u>
	<u>1,812,765</u>	<u>\$ 112,196,133</u>	<u>\$ 113,928,298</u>	<u>\$ 20,195,304</u>	<u>\$ 20,195,304</u>	<u>\$ 1,597,125.42</u>	<u>\$ 937,062.10</u>	<u>\$ 2,534,187.52</u>
								<u>\$ 2,986,477.25</u>
<u>SEARS PARCEL (5792)</u>								
<u>301-65-885</u>		<u>9504000</u>	<u>9,504,000</u>	<u>\$1,710,720</u>	<u>\$1,710,720</u>	<u>\$135,290.58</u>	<u>\$79,377.42</u>	<u>\$ 214,668.00</u>
<u>RETENTION PARCEL</u>								
<u>301-65-969</u>		<u>142597</u>	<u>167,761</u>	<u>\$25,667</u>	<u>\$25,667</u>	<u>\$2,029.84</u>	<u>\$1,190.98</u>	<u>\$ 3,220.82</u>
								Personal Property Taxes: 8,210.73
								Business License Tax: 50.00
								Consulting Fee's: 750.00
								TOTAL TAXES: \$ 3,213,376.80



PARCEL/ACCOUNT# 301-65-885

ADDRESS: 3177 W CHANDLER BL

PRIMARY LIMITED VALUES (PRI)			
TYPE	LIMITED	RATIO	ASSESSED
Land/Building	9,504,000	.180	1,710,720
Personal Property	0	.180	0
Exemption			0
Primary Total	9,504,000	.180	1,710,720

AREA CODE: 280300

SECONDARY FULL CASH VALUES (SEC)			
TYPE	FULL CASH	RATIO	ASSESSED
Land/Building	9,504,000		0
Personal Property	0		0
Exemption			0
Secondary Total	9,504,000		0

LEGAL DESCRIPTION SEC/LOT 4 TWN/BLK RNG/TR
CHANDLER FASHION CENTER MCR 586-10

Property address is provided by the Maricopa County Assessor's Office

SPECIAL DISTRICT (VALUE/ACRES/SQ FT) = ASSESSED	DIST #

A= ACRES, S= SQUARE FEET, D= DOLLAR ASSESSMENT

Own several properties?
Bulk payments may be your answer. Visit <http://treasurer.maricopa.gov> to learn more about making payments on-line.

Learn how your tax dollars are spent!
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View a map of delinquent parcels
Check your property on our map! The map highlights properties that are behind in their taxes. It will also help you check to see if there are any "orphan" parcels associated with your real estate. Visit <http://treasurer.maricopa.gov>.

			RATE/100	2015 AMOUNT	2016 AMOUNT	CHANGE
KYRENE ELEMENTARY	PRI	C	2.2419	35,956.12	38,352.63	+6.7%
KYRENE ELEMENTARY BONDS	SEC	D	1.1304	14,030.43	19,338.00	+37.8%
KYRENE ELEMENTARY OVERRIDES	SEC	D	1.0122	17,298.71	17,315.92	+0.1%
TEMPE HIGH SCHOOL	PRI	C	2.2370	37,264.42	38,268.81	+2.7%
TEMPE HIGH SCHOOL BONDS	SEC	D	.2313	3,995.50	3,956.90	-1.0%
TEMPE HIGH SCHOOL OVERRIDES	SEC	D	4.273	7,020.25	7,309.90	+4.1%
COMMUNITY COLLEGE DIST	PRI	C	1.2376	21,208.55	21,171.87	-0.2%
COMMUNITY COLLEGE DIST BONDS	SEC	D	.2275	3,882.96	3,891.89	+0.2%
STATE EQUALIZATION TAX	PRI	A	.5010	8,488.12	8,570.71	+1.0%
EAST VALLEY INSTITUTE OF TECH	SEC	C	.0500	839.74	855.36	+1.9%
TOTALS FOR SCHOOLS/EDUCATION				149,984.80	159,031.99	
CITY OF CHANDLER	PRI	E	.2900	5,025.02	4,961.09	-1.3%
CITY OF CHANDLER BONDS	SEC	D	.8700	14,779.48	14,883.26	+0.7%
TOTALS FOR CITY OF CHANDLER				19,804.50	19,844.35	
GENERAL COUNTY FUND	PRI	B	1.4009	22,856.13	23,965.47	+4.9%
TOTALS FOR GENERAL COUNTY				22,856.13	23,965.47	
FLOOD CONTROL OF MARICOPA CTY	SEC	B	.1792	2,673.74	3,065.62	+14.7%
CENTRAL AZ WATER CONSV DIST	SEC	A	.1400	2,351.28	2,395.00	+1.9%
FIRE DISTRICT ASSISTANCE TAX	SEC	B	.0112	194.82	191.60	-1.7%
LIBRARY DISTRICT	SEC	B	.0556	933.80	951.16	+1.9%
MARICOPA SPECIAL HEALTH DIST.	SEC	F	.1955	3,263.24	3,344.46	+2.5%
MARICOPA SPECIAL HEALTH DIST. BONDS	SEC	D	.1098	1,810.49	1,878.35	+3.7%
TOTALS FOR SPECIAL DISTRICTS				11,227.37	11,826.19	
GRAND TOTAL				203,872.80	214,668.00	+5.3%

DETACH AND RETURN WITH PAYMENT

SECOND HALF \$ 107,334.00

DUE MARCH 1, 2017
DELINQUENT AFTER MAY 1, 2017

PARCEL/ACCOUNT #301-65-885 1

PRINT THE ABOVE PARCEL | ACCOUNT NUMBER ON YOUR CHECK

AMOUNT PAID U.S. FUNDS ONLY

\$

2016 SECOND HALF STUB

SN 0020160002 RT# 500001075 AN 30165885001000 TC 052133

0020160002730165885001000&0521331002146680010010733400600000000000000000000

MS PORTFOLIO LLC
401 WILSHIRE BLVD STE 700
SANTA MONICA CA 90401-1452

MAKE CHECK PAYABLE TO:
Maricopa County Treasurer
P.O. Box 52133
Phoenix, AZ 85072-2133

2



Phoenix, AZ 85072-2133
 P.O. Box 52133
 Maricopa County Treasurer
 MAKE CHECK PAYABLE TO:

WESTCOR TRS LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

00201600027301659690300000521331000032206240000161041100000000000000000000

SN 0020160001 RT# 50001075 AN 30165969003000 TC 052133

The law allows payment of the full year by December 31, 2016 without an interest penalty on the first half.
 Interest penalty after 10/1/16

PARCEL/ACCOUNT # 301-65-969 3
 PRINT THE ABOVE PARCEL / ACCOUNT NUMBER ON YOUR CHECK
 U.S. FUNDS ONLY

FIRST HALF \$ 1,610.41	FULL YEAR \$ 3,220.82
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AMOUNT PAID \$ _____
 DETACH AND RETURN WITH PAYMENT

PRIMARY LIMITED VALUES (PRI)			
TYPE	LIMITED	RATIO	ASSESSED
Land/Building	142,597	.180	25,667
Personal Property	0	.180	0
Exemption			0
Primary Total	142,597	.180	25,667

AREA CODE: 280300

SECONDARY FULL CASH VALUES (SEC)			
TYPE	FULL CASH	RATIO	ASSESSED
Land/Building	167,761		0
Personal Property	0		0
Exemption			0
Secondary Total	167,761		0

A= ACRES, S= SQUARE FEET, D= DOLLAR ASSESSMENT



PARCEL/ACCOUNT # 301-65-969
 ADDRESS: SITUS ADDRESS NOT AVAILABLE.

LEGAL DESCRIPTION SEC./LOT TWN/BLK. A RANG/TR A
 RESIDENCES AT CHANDLER COMMONS MCR 1203-14 TRACT A

Property address is provided by the Maricopa County Assessor's Office

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	RATE/100	2015 AMOUNT	2016 AMOUNT	CHANGE
KYRENE ELEMENTARY	PRI C	2,241.9	2,017.12	-71.5%
KYRENE ELEMENTARY BONDS	SEC C	1,130.4	787.09	-63.1%
KYRENE ELEMENTARY OVERRIDES	SEC C	1,012.2	970.45	-73.2%
TEMPE HIGH SCHOOL	PRI C	2,237.0	2,090.51	-72.5%
TEMPE HIGH SCHOOL BONDS	SEC C	231.3	224.15	-73.5%
TEMPE HIGH SCHOOL OVERRIDES	SEC C	427.3	393.83	-72.2%
COMMUNITY COLLEGE DIST	PRI B	1,237.6	1,189.78	-73.3%
COMMUNITY COLLEGE DIST BONDS	SEC B	227.5	217.83	-73.2%
STATE EQUALIZATION TAX	PRI A	501.0	476.16	-73.0%
EAST VALLEY INSTITUTE OF TECH	SEC D	0500	47.10	-72.7%
TOTALS FOR SCHOOLS/EDUCATION		8,414.04	2,386.06	
CITY OF CHANDLER	PRI E	2900	281.90	-73.6%
CITY OF CHANDLER BONDS	SEC D	8700	829.12	-73.1%
TOTALS FOR CITY OF CHANDLER		1,111.02	297.73	
GENERAL COUNTY FUND	PRI B	1,009	1,282.21	-72.0%
TOTALS FOR GENERAL COUNTY		1,282.21	359.57	
FLOOD CONTROL OF MARICOPA CNTY	SEC B	1792	150.00	-69.3%
CENTRAL AZ WATER CONSV DIST	SEC A	1400	131.90	-72.8%
FIRE DISTRICT ASSISTANCE TAX	SEC B	8112	1032	-75.8%
LIBRARY DISTRICT	SEC B	0556	5238	-72.7%
MARICOPA SPECIAL HEALTH DIST.	SEC A	1955	183.06	-72.6%
MARICOPA SPECIAL HEALTH DIST. BONDS	SEC D	1098	101.57	-72.3%
TOTALS FOR SPECIAL DISTRICTS		629.83	177.46	
GRAND TOTAL		11,437.10	3,220.82	-71.8%

DETACH AND RETURN WITH PAYMENT

PARCEL/ACCOUNT # 301-65-969 3
 PRINT THE ABOVE PARCEL / ACCOUNT NUMBER ON YOUR CHECK
 U.S. FUNDS ONLY

AMOUNT PAID \$ _____

2016 SECOND HALF STUB

SECOND HALF \$ 1,610.41

DUE MARCH 1, 2017
 DELINQUENT AFTER MAY 1, 2017

SN 0020160002 RT# 50001075 AN 30165969003000 TC 052133

00201600027301659690300000521331000032206240000161041100000000000000000000

WESTCOR TRS LLC
 PO BOX 847
 CARLSBAD CA 92018-0847

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 P.O. Box 52133
 Phoenix, AZ 85072-2133



00020160002 RT# 500001075 AN 99097851002000 TC 052133

1

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 Phoenix, AZ 85072-2133

WESTCOR
 PO BOX 847 # 5180
 C/O RYAN LLC
 CARLSBAD CA 92018-0847

SN 0020160001 RT# 500001075 AN 99097851002000 TC 052133

The law allows payment of the full year by December 31, 2016 without an interest penalty on the first half.

FULL YEAR	\$ 9,449.08	
FIRST HALF	\$ 4,724.54	Interest penalty is due 10/1/16 after 5pm on 11/1/16

PLEASE CHECK WHICH PAYMENT APPLIES: DETACH AND RETURN WITH PAYMENT

PARCEL/ACCOUNT # 990-97-851 2

PRINT THE ABOVE PARCEL ACCOUNT NUMBER ON YOUR CHECK

U.S. FUNDS ONLY

AMOUNT PAID

PRIMARY LIMITED VALUES (PRI)			
TYPE	LIMITED	RATIO	ASSESSED
Land/Building	0	.180	0
Personal Property	424,400	.180	76,392
Exemption			0
Primary Total	424,400	.180	76,392

AREA CODE: 280300

SECONDARY FULL CASH VALUES (SEC)			
TYPE	FULL CASH	RATIO	ASSESSED
Land/Building	0	.180	0
Personal Property	424,400	.180	76,392
Exemption			0
Secondary Total	424,400	.180	76,392

SPECIAL DISTRICT (VALUE/ACRES/SQ FT) * ASSESSED	DIST. #

A= ACRES, S= SQUARE FEET, D= DOLLAR ASSESSMENT

PARCEL/ACCOUNT # 990-97-851
 ADDRESS: CHANDLER FASHION CTR

LEGAL DESCRIPTION SEC/LOT TWN/BLK RNG/TR

Properly address is provided by the Maricopa County Assessor's Office

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				RATE/100	2015 AMOUNT	2016 AMOUNT	CHANGE
KYRENE ELEMENTARY	PRI	C		2,2419	1,246.03	1,712.63	+37.4%
KYRENE ELEMENTARY BONDS	SEC	D		1,1304	486.21	863.54	+77.6%
KYRENE ELEMENTARY OVERRIDES	SEC	D		1,0152	599.48	773.24	+29.0%
TEMPE HIGH SCHOOL	PRI	C		2,2370	1,291.36	1,708.68	+32.3%
TEMPE HIGH SCHOOL BONDS	SEC	D		-2313	-138.46	-176.70	+27.6%
TEMPE HIGH SCHOOL OVERRIDES	SEC	D		-4273	-243.28	-326.42	+34.2%
COMMUNITY COLLEGE DIST	PRI	B		1,2376	734.96	945.43	+28.6%
COMMUNITY COLLEGE DIST BONDS	SEC	D		-2275	-134.56	-173.79	+29.2%
STATE EQUALIZATION TAX	PRI	A		5010	294.15	382.72	+30.1%
EAST VALLEY INSTITUTE OF TECH	SEC	C		0500	29.10	38.20	+31.3%
TOTALS FOR SCHOOLS/EDUCATION					5,197.59	7,101.55	
CITY OF CHANDLER	PRI	E		.2900	174.14	221.54	+27.2%
CITY OF CHANDLER BONDS	SEC	D		.8700	512.17	664.61	+29.8%
TOTALS FOR CITY OF CHANDLER					686.31	886.15	
GENERAL COUNTY FUND	PRI	B		1.4009	792.06	1,070.18	+35.1%
TOTALS FOR GENERAL COUNTY					792.06	1,070.18	
CENTRAL AZ WATER CONSV DIST	SEC	A		.1400	81.48	106.94	+31.2%
FIRE DISTRICT ASSISTANCE TAX	SEC	B		.0112	6.76	8.56	+26.0%
LIBRARY DISTRICT	SEC	B		.0556	32.46	42.48	+31.3%
MARICOPA SPECIAL HEALTH DIST.	SEC	F		.1955	113.08	149.34	+32.1%
MARICOPA SPECIAL HEALTH DIST. BONDS	SEC	D		.1098	62.74	83.88	+33.7%
TOTALS FOR SPECIAL DISTRICTS					296.42	391.20	
GRAND TOTAL					6,972.38	9,449.08	+35.5%

v6 3/23/16

DETACH AND RETURN WITH PAYMENT

SECOND HALF	\$ 4,724.54	DUE MARCH 1, 2017	PARCEL/ACCOUNT # 990-97-851 2
		DELINQUENT AFTER MAY 1, 2017	PRINT THE ABOVE PARCEL ACCOUNT NUMBER ON YOUR CHECK

AMOUNT PAID U.S. FUNDS ONLY

2016 SECOND HALF STUB

AMOUNT PAID

\$

SN 0020160002 RT# 500001075 AN 99097851002000 TC 052133

0020160002 RT# 500001075 AN 99097851002000 TC 052133

WESTCOR
 PO BOX 847 # 5180
 C/O RYAN LLC
 CARLSBAD CA 92018-0847

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 Phoenix, AZ 85072-2133