

316-046-01

PETITION FOR REVIEW OF REAL PROPERTY VALUATION

FOR OFFICIAL USE ONLY

457

FILED FOR TAX YEAR 2013

PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

See instructions for complete filing

- In all counties, mail or hand deliver one copy of this completed petition to the County Assessor. Retain a copy for your records (and for use in possible further appeals). Taxpayers receiving a Notice of Value have sixty days from the date the notice was mailed to file this petition. United States Postal Service postmark dates are evidence of the dates petitions were filed and decisions were mailed.
The County Assessor reserves the right to reject any petition not meeting statutory requirements. Only one petition for each parcel or economic unit will be accepted. Any duplicate petitions will be returned.
IMPORTANT: COMPLETE SECTIONS 1 THROUGH 10 WHERE APPLICABLE. PLEASE TYPE OR PRINT.

1. DATE FILED 05/01/2012 COUNTY Cochise BOOK 123 MAP 47 PARCEL 6630

2. PROPERTY ADDRESS OR LEGAL DESCRIPTION:

3. IF THIS IS A MULTIPLE PARCEL APPEAL CHECK HERE [X]. ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131). SEE INSTRUCTIONS.

4. USE OF PROPERTY: COMMERCIAL / INDUSTRIAL [] (SPECIFY TYPE: Apartment, Office, warehouse, etc.)
VACANT LAND [X] AGRICULTURAL [] OTHER []

5A. OWNER'S NAME
Cochise Vista LLC
3040 Bear Canyon
Tucson AZ 85749

5B. MAIL DECISION TO:
Property Tax Evaluations
7459 East Broadway, Suite 201
Tucson AZ 85710-

5C. IF OWNERSHIP HAS CHANGED CHECK HERE []. ATTACH RECORDED DOCUMENTATION.

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.) Agent
Alain Hartmann

NAME 7459 East Broadway, Suite 201 ADDRESS
Tucson CITY AZ STATE 85710- ZIP
TELEPHONE

AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER 91-0076 STATE BOARD OF EQUALIZATION NUMBER 505

7. BASIS FOR PETITION: MARKET SALES APPROACH [X] COST APPROACH [] INCOME APPROACH [] OTHER [] (explain below)
Property is subject to an ADOT road lane improvement not yet constructed nor approved prior to development permits. Not buildable at this time. Market & Equity supports requested value by petitioner.

Table with 6 columns: Item, Value Type, Amount, Limited Property Value, Legal Class, ASMT Ratio. Rows 8 and 9 show owner's opinion and value.

10. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT. TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE. [X]

SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE
(520) 290-4545 info@proptaxeval.com
TELEPHONE EMAIL ADDRESS

IN MARICOPA AND PIMA COUNTIES ONLY:
If you want this appeal to be heard "On The Record" Check here. []
This means that neither you nor the Assessor will appear in person before the State Board of Equalization to offer testimony. Submit any additional written or typed information with this appeal.

Table with 6 columns: Assessor's Decision, Full Cash Value, Limited Property Value, Legal Class, ASMT Ratio. Values: \$623,594, \$452,453, 2, 16.

BASIS FOR DECISION: SEE ATTACHED

05/15/12 DATE RECEIVED 8/15/12 DATE DECISION MAILED MICHAEL HYDE REVIEWED BY
ASSASSOR OR CHIEF DEPUTY

Table with 6 columns: Full Cash Value, Limited Property Value, Legal Class, ASMT Ratio.

BASIS FOR DECISION:

DATE RECEIVED DATE DECISION MAILED CHAIRMAN OR CLERK OF THE BOARD

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

RECEIVED IN COCHISE COUNTY BOARD OF EQUALIZATION 2012 SEP 4 10 11 AM

MULTIPLE PARCEL APPEAL FORM

316

- Use this form when filing a petition for review for multiple parcels if the parcels have the same owner, the same use, the same appeal basis, are located in the same geographic area, and are part of the same economic unit. Contact the County Assessor of the county in which the property is located if you have any questions on the use of this form.
- List each Book, Map, and Parcel Number included in the appeal on this form.
- List the owner's opinion of full cash value (FCV) for each parcel. The limited property value (LPV) being requested may also be listed for the Assessor's consideration.
- Indicate the assessment ratio (R) being requested if different from the ratio shown on the Notice of Value or Notice of Change.
- Enter decisions from each level of appeal in the appropriate location on this form.
- Attach a copy of this form with the petition at each level of the appeals process. NOTE: You may receive decisions on another form. Those forms may be used in lieu of this form to proceed with your appeal.

Filed in Cochise County Filing Date: 01-May-12

Lead parcel on petition 123-47-6630 Total number of parcels in the appeal 2

PARCEL NUMBER <small>Book-Map-Parcel</small>	OWNER'S VALUE			ASSESSOR'S DECISION			BOE'S DECISION		
	FCV	LPV	R	FCV	LPV	R	FCV	LPV	R
1. <u>123-47-6630</u>				<u>474904</u>	<u>351286</u>	<u>16</u>			
2. <u>123-47-6640</u>				<u>148690</u>	<u>101167</u>	<u>16</u>			
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									
11.									
12.									
13.									
14.									
15.									
16.									
17.									
18.									
19.									
20.									
21.									
22.									
23.									
24.									
25.									
26.									

Use additional forms if necessary
 DOR 92-131 (7/95) **WHITE - TAXPAYER** **YELLOW - BOARD OF EQUALIZATION** **PINK - ASSESSOR**



County of Cochise
OFFICE OF THE COUNTY
ASSESSOR
P.O. DRAWER 168
BISBEE, ARIZONA 85603

Philip S. Leiendecker
Assessor

Felix Dagnino
Chief Deputy

TAX YEAR	2013
APPEAL #	457
PARCEL #	123-47-663
ASSESSOR DECISION DATE	6/21/12
PHYSICAL REVIEW (Y/N)	Y
FCV	\$623,594
LPV	\$452,453
LEGAL CLASS	02RL
ASSESSMENT RATIO	16%
APPRAISER	M. Hyde

BASIS FOR DECISION:

Owner failed to submit any documentation to refute the assessor's valuation. Land values were updated in the area to arrive at equity within the area. In accordance with Arizona revised statute 42-16055 the value for the area is therefore fixed by the assessor on similar or alike properties. Subject parcel is located on highway 90 near Interstate 10. It is zoned as commercial property and is valued as such. Reduction in value warranted for size.

APPROVED _____
