

316-047-01

PETITION FOR REVIEW OF REAL PROPERTY VALUATION

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

FOR OFFICIAL USE ONLY

458

FILED FOR TAX YEAR 2013

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 6650
2. PROPERTY ADDRESS OR LEGAL DESCRIPTION:
3. IF THIS IS A MULTIPLE PARCEL APPEAL CHECK HERE [] 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 505
AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER 91-0076 STATE BOARD OF EQUALIZATION NUMBER

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, Full Cash Value, Limited Property Value, Legal Class, ASMT Ratio. Rows 8 and 9.

10. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT. TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE. [X]
IN MARICOPA AND PIMA COUNTIES ONLY: If you want this appeal to be heard "On The Record" Check here. []
Signature: (520) 290-4545 info@proptaxeval.com

ASSESSOR'S DECISION FULL CASH VALUE \$278,735 LIMITED PROPERTY VALUE \$232,502 LEGAL CLASS 2 ASMT RATIO 16

BASIS FOR DECISION: SEE ATTACHED

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

Table with 4 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

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RECEIVED COCHISE COUNTY BOARD OF SUPERVISORS 2012 SEP 10 2:16

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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	<u>2013</u>
APPEAL #	<u>458</u>
PARCEL #	<u>123-47-665</u>
ASSESSOR DECISION DATE	<u>6/21/12</u>
PHYSICAL REVIEW (Y/N)	<u>Y</u>
FCV	<u>\$278,735</u>
LPV	<u>\$232,502</u>
LEGAL CLASS	<u>02RL</u>
ASSESSMENT RATIO	<u>16%</u>
APPRAISER	<u>M. Hyde</u>

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 was warranted for size.

APPROVED


