

September 28, 2012

Cochise County Board of Equalization
1415 Melody Lane, Building G
Bisbee AZ 85635

RE: Recommended Decision of Hearing Officer in Appeal on Parcel No:

105-18-010 P (Appellant: Arthur P. Tanner Revocable Trust)

After conducting a Hearing on the appeal of the Notice of Value for the above parcel, it is my recommended decision that the following values be established:

FCV: \$33,127.00

LPV: \$33,127.00

The basis for my decision is as follows:

The Assessor has valued this parcel by comparing it to three sales comparables. The fourth sales comp cited by the Assessor was withdrawn at the hearing. Appellant argues that the parcel should be valued no more than a nominal amount of \$500.00 based on topographical defects which affect the buildable area. In addition the Appellant cited existing easements and deed restrictions which were imposed by the original developer. After comparing the subject property to the three comps, the Assessor has recommended a 50% reduction due to the topographical problems, easements and deed restrictions. The comparables cited by the Assessor appear to reasonably support the recommended values with the 50% reduction. While the Assessor argued that the deed restrictions have been amended by the original developer for other nearby parcels, the Appellant testified that he had requested a similar amendment from the developer and his request had been denied. The Appellant's request that the value be reduced to \$500 does not appear to be reasonable. The Assessor's recommended values should be approved.

Thank you,

James Riley, Hearing Officer