

Board of Supervisors

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September 30, 2013

Property Tax Evaluations
Coronado Commons LLC
7459 E Broadway, Ste 201
Tucson, AZ 85710

Subject: Parcel Number: 106-72-584 Multi

Dear Appellant(s):

The Hearing Officer's Recommended Decision(s) on the above referenced parcel(s) is attached. This is the decision that will be upheld by the Board of Supervisors, acting as the Cochise County Board of Equalization, at a special meeting on Tuesday, October 8th at 11:00 a.m. **unless you or the Assessor contests the Hearing Officer's decision in writing by 5:00 p.m. October 4, 2013.** No new information may be presented by either the Assessor or the appellant at this meeting, but if you contest the Hearing Officer's decision, you may wish to attend in case the Board of Equalization has questions or needs clarification. Should the Assessor contest the Hearing Officer's decision, you will be notified immediately.

Because of the tight schedule, you may also fax (520-432-5016) or email (Board@cochise.az.gov) your request to us.

Sincerely,


Gussie Motter
Deputy Clerk of the Board

CC: Assessor

September 29, 2013

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

RE: Recommended Decision of Hearing Officer in Appeal of Notice of Value for the 76 parcels as set forth in the Multiple Parcel Form, attached hereto.

After conducting a Hearing on the appeal of the Notices of Value for the parcels listed in the Multiple Parcel Form, it is my recommended decision that the values as set forth in the Multiple Parcel Form, BOE Recommendation, attached hereto, be approved.

The basis for my decision is as follows: This appeal involves 75 townhouses and a clubhouse in the same subdivision. At the A Level the Assessor has applied a 10% reduction in the value of improvements due to the recent market downturn. The Appellant has appealed the improvement values based on the cost approach. The cost approach values submitted by the Appellant appear to be significantly lower than the cost of construction indicated by the contractor in the Building Permits. The value submitted by the Appellant is based on a 27.5 year depreciation schedule. The Assessor uses a 70 year schedule approved by Marshall & Swift. In support of the Assessor's recommended values, the Assessor has also submitted equity comparables which indicate that the Assessor's values are within market. The submitted evidence reasonably supports the Assessor's values and those values should be approved.

Thank you,

James Riley, Hearing Officer

Filing Date 08/08/13

Total Number of Parcels in this Appeal: 76

PARCEL	Notice of Value			Owner's Opinion of Value			BOE RECOMMENDATION			SBOE's Decision		
	Lead Parcel 1st	FCV	LPV	AR	FCV	LPV	FCV	LPV	AR	FCV	LPV	AR
10672584		\$148,096	\$148,069	10.0	\$104,704	\$104,714	133286	133262	10			
10672585		\$147,468	\$147,441	10.0	\$104,836	\$104,846	132721	132697				
10672586		\$145,051	\$145,025	10.0	\$103,849	\$103,859	130546	130523				
10672587		\$148,953	\$148,926	10.0	\$105,493	\$105,503	134058	134034				
10672588		\$158,526	\$158,526	10.0	\$126,097	\$126,107	142673	142673				
10672589		\$172,224	\$172,224	10.0	\$127,337	\$127,347	155002	155002				
10672590		\$172,224	\$172,224	10.0	\$127,860	\$127,870	155002	155002				
10672591		\$158,526	\$158,526	10.0	\$124,337	\$124,347	142673	142673				
10672592		\$158,526	\$158,526	10.0	\$123,867	\$123,877	142673	142673				
10672593		\$172,224	\$172,224	10.0	\$126,979	\$126,989	155002	155002				
10672594		\$172,224	\$172,224	10.7	\$126,946	\$126,956	155002	155002				
10672595		\$158,526	\$158,526	10.0	\$124,104	\$124,114	142673	142673				
10672596		\$172,224	\$172,224	10.0	\$127,114	\$127,124	155002	155002				
10672597		\$158,526	\$158,526	10.0	\$124,069	\$124,079	142673	142673				
10672598		\$172,224	\$172,224	10.0	\$129,220	\$129,230	155002	155002				
10672599		\$172,224	\$172,224	10.0	\$124,199	\$124,209	155002	155002				
10672600		\$158,526	\$158,526	10.0	\$126,968	\$126,978	142673	142673				
10672601		\$172,224	\$172,224	10.0	\$127,164	\$127,174	155002	155002				
10672602		\$158,526	\$158,526	10.0	\$123,936	\$123,946	155002	155002				
10672603		\$172,224	\$172,224	10.0	\$124,078	\$124,088	142673	142673				
10672604		\$158,526	\$158,526	10.0	\$126,835	\$126,845	155002	155002				
10672605		\$172,224	\$172,224	10.0	\$127,011	\$127,021	155002	155002				
10672606		\$158,526	\$158,526	10.0	\$123,631	\$123,641	155002	155002				
10672607		\$158,826	\$158,797	10.0	\$123,756	\$123,766	142673	142673				
10672608		\$172,224	\$172,193	10.0	\$126,757	\$126,767	155002	154974				
10672609		\$172,224	\$172,193	10.0	\$126,736	\$126,746	155002	154974				

Filing Date 08/08/13

Total Number of Parcels in this Appeal: 76

PARCEL	Notice of Value				Owner's Opinion of Value		BOE RECOMMENDATION				SBOE's Decision	
	Lead Parcel 1st	FCV	LPV	AR	FCV	LPV	FCV	LPV	AR	FCV	LPV	AR
10672610		\$172,224	\$172,193	10.0	\$123,024	\$123,034	155002	154974				
10672611		\$158,526	\$158,299	10.8	\$123,264	\$123,275	142673	142469	ID			
10672612		\$172,224	\$172,193	10.0	\$126,886	\$126,896	155002	154974				
10672613		\$172,224	\$172,193	10.0	\$127,788	\$127,798	155002	154974				
10672614		\$158,526	\$158,497	10.0	\$126,887	\$126,897	142673	142647				
10672615		\$158,526	\$158,497	10.0	\$126,886	\$126,896	142673	142647				
10672616		\$172,224	\$172,193	10.0	\$123,023	\$123,033	155002	154974				
10672617		\$172,224	\$172,193	10.0	\$123,023	\$123,033	155002	154974				
10672618		\$158,526	\$158,497	10.0	\$126,886	\$126,896	142673	142647				
10672619		\$172,224	\$172,193	10.0	\$126,886	\$126,896	155002	154974				
10672620		\$172,224	\$172,193	10.0	\$123,756	\$123,766	155002	154974				
10672621		\$158,526	\$158,497	10.0	\$127,082	\$127,092	142673	142647				
10672622		\$172,224	\$172,193	10.0	\$126,811	\$126,821	155002	154974				
10672623		\$158,526	\$158,526	10.0	\$126,801	\$126,811	142673	142673				
10672624		\$158,526	\$158,497	10.0	\$123,756	\$123,766	142673	142673				
10672625		\$172,224	\$172,193	10.0	\$126,858	\$126,868	155002	154974				
10672626		\$172,224	\$172,193	10.0	\$126,866	\$126,876	155002	154974				
10672627		\$172,224	\$172,193	10.0	\$123,587	\$123,597	142673	142647				
10672628		\$172,224	\$172,193	10.0	\$126,858	\$126,868	142673	142647				
10672629		\$158,526	\$158,497	10.0	\$126,866	\$126,876	155002	154974				
10672630		\$158,526	\$158,497	10.0	\$123,784	\$123,794	142673	142647				
10672631		\$172,224	\$172,193	10.0	\$123,924	\$123,934	142673	142647				
10672632		\$172,224	\$172,193	10.0	\$126,873	\$126,883	142673	142647				
10672633		\$158,526	\$158,526	10.0	\$129,043	\$129,053	155002	154974				
10672634		\$172,224	\$172,193	10.0	\$123,519	\$123,529	155002	154974				
10672635		\$172,224	\$172,193	10.0	\$126,774	\$126,784	142673	142673				
		\$158,526	\$158,526	10.0	\$126,733	\$126,743	155002	154974				
					\$123,987	\$123,997	155002	154974				
							142673	142673				

PARCEL	Notice of Value			Owner's Opinion of Value		BOE RECOMMENDATION			SBOE's Decision			
	Lead Parcel 1st	FCV	LPV	AR	FCV	LPV	FCV	LPV	AR	FCV	LPV	AR
10672636		\$158,526	\$158,526	10.0	\$124,356	\$124,366	142673	142673				
10672637		\$172,224	\$172,224	10.0	\$127,150	\$127,160	155002	155002	10			
10672638		\$172,224	\$172,224	10.0	\$126,896	\$126,906	155002	155002				
10672639		\$158,526	\$158,526	10.0	\$127,669	\$127,679	142673	142673				
10672640		\$158,526	\$158,526	10.0	\$129,307	\$129,317	142673	142673				
10672641		\$172,224	\$172,224	10.0	\$128,333	\$128,343	155002	155002				
10672642		\$172,224	\$172,224	10.0	\$128,547	\$128,557	155002	155002				
10672643		\$158,526	\$158,526	10.0	\$125,417	\$125,427	142673	142673				
10672644		\$158,526	\$158,526	10.0	\$125,482	\$125,492	142673	142673				
10672645		\$172,224	\$172,224	10.0	\$128,383	\$128,393	155002	155002				
10672646		\$172,224	\$172,224	10.0	\$128,677	\$128,687	155002	155002				
10672647		\$158,526	\$158,526	10.0	\$125,228	\$125,238	142673	142673				
10672648		\$172,224	\$172,224	10.0	\$125,311	\$125,321	142673	142671				
10672649		\$172,224	\$172,224	10.0	\$128,405	\$128,415	155002	155002				
10672650		\$158,526	\$158,526	10.0	\$130,170	\$130,180	155002	155002				
10672651		\$172,224	\$172,224	10.0	\$125,781	\$125,791	142673	142673				
10672652		\$172,224	\$172,224	10.0	\$128,599	\$128,609	155002	155002				
10672653		\$158,526	\$158,526	10.0	\$125,752	\$125,762	142673	142673				
10672654		\$158,526	\$158,526	10.0	\$125,457	\$125,467	155002	155002				
10672655		\$172,224	\$172,224	10.0	\$128,430	\$128,440	155002	155002				
10672656		\$172,224	\$172,224	10.0	\$128,454	\$128,464	142673	142673				
10672657		\$158,526	\$158,526	10.0	\$129,479	\$129,489	155002	155002				
10672658		\$107,570	\$107,145	19.0	\$137,049	\$137,068	142673	142673				
10672663							98313	96431				