

PETITION FOR REVIEW OF NOTICE OF CHANGE

FOR OFFICIAL USE ONLY

INSTRUCTIONS:

PURSUANT TO A.R.S. §§ 42-15105, 42-16105, 42-16108, 42-16157, 42-16165 & 42-16205

- **IN MARICOPA AND PIMA COUNTIES:** File this petition with the **STATE Board of Equalization (SBOE)** located at 100 N. 15th Avenue, Suite 130, Phoenix, AZ 85007.
- **IN ALL OTHER COUNTIES:** File this petition with the **COUNTY Board of Equalization/supervisor**.
- This petition must be filed within twenty-five days after the date of the Assessor's Notice of Change.
- Provide a copy of any additional information being submitted to either the County or State Board of Equalization. **Keep a copy of this form and all information submitted to the Board for your records.**
- The County or State Board of Equalization must rule on all appeals on or before the third Friday in November. If the petitioner is dissatisfied with the County or State Board of Equalization's decision, an appeal with the Superior Court or Tax Court must be filed within sixty days of any administrative appeal decision.
- **IMPORTANT: PETITIONER MUST COMPLETE SECTIONS 1 THROUGH 11 WHERE APPLICABLE. PLEASE TYPE OR PRINT.**

1. DATE FILED 10/24/13 COUNTY Cochise BOOK / MAP / PARCEL 105 - 04 - 128

2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 300 El Camino Real; VILLAGE MEADOWS PT OF BLK 4 BY M&B BEG A

3. IF MORE THAN ONE PARCEL IS INVOLVED IN THE APPEAL CHECK THIS BOX ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131).

4. USE OF PROPERTY: RESIDENTIAL (OWNER OCCUPIED) RESIDENTIAL (RENTAL) VACANT LAND
 AGRICULTURAL COMMERCIAL / INDUSTRIAL SPECIFY (OFFICE, WAREHOUSE, ETC.) HOSPITAL

5A. OWNER'S NAME AS SHOWN ON THE NOTICE OF CHANGE
SIERRA VISTA COMMUNITY HOSP
14400 METCALF AVENUE
OVERLAND PARK, KS 66223

5B. MAIL DECISION TO: (IF DIFFERENT FROM 5A)
PROPERTY VALUATION SERVICES
14400 METCALF AVENUE
OVERLAND PARK, KS 66223

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc)
 NAME / COMPANY NAME AGENT: JENNA REYES, PROPERTY VALUATION SERVICES TELEPHONE (913) 239-1059
 ADDRESS 14400 METCALF AVENUE CITY OVERLAND PARK STATE KS ZIP 66223

AGENTS ONLY: Include a copy of a current Agency Authorization Form (82130AA) with this petition.

State Board of Appraisal Registration Number 2011057 SBOE Number _____ (PIMA AND MARICOPA COUNTIES ONLY)

7. **BASIS FOR THIS PETITION:** Provide evidence for appealing the Assessor's Notice of Change. Include the book, map and parcel number(s) of other properties used in your appeal. Specify if the appeal is based upon one or more of the following methods of valuation:
 MARKET SALES APPROACH COST APPROACH INCOME APPROACH
Unable to obtain property record cards through public information request prior to appeal deadline. We've used estimated sq footages from aerial measurements and discussions with facility in our cost approach, which estimates market value at \$5,110,000. National sales of acute care hospitals (see spreadsheet) support a market value of \$30/sf for the RE.

	ORIGINAL VALUE	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASSMT. RATIO
8.		1,698,384	1,698,384	2.R	16
9.	AMENDED VALUE	8,197,558	7,855,121	1.12	19
10.	OWNER'S OPINION OF VALUE	5,110,000	5,110,000	1.12	19

11. I HEREBY AFFIRM THAT ALL THE INFORMATION HEREIN IS TRUE AND CORRECT.
 X Jenna Reyes, agent
 SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE
 TELEPHONE (913) 239-1059

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

FOR OFFICIAL USE ONLY	12. COUNTY BOARD OF EQUALIZATION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASSMT. RATIO	FOR OFFICIAL USE ONLY
	13. BASIS FOR DECISION:					
DATE RECEIVED		DATE DECISION MAILED		CHAIRMAN OR CLERK OF THE BOARD		

02 10504128

AUTO

2014 NOTICE OF CHANGE

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
PHOENIX, ARIZONA
PERMIT NO. 338

PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR
PO BOX 168
BISBEE, AZ 85603
(520) 432-8650

RETURN SERVICE REQUESTED

See reverse side for definitions and instructions

APPEAL DEADLINE: 10/25/2013

Property located in:	Tax Year	Parcel ID	BK	MP	Parcel	Notice Date
COCHISE COUNTY	2014	02	10504128			09/30/2013

	LEGAL CLASS	ORIGINAL 2014 VALUE			AMENDED 2014 VALUE			
		Value	ASST. RATIO	ASSESSED VALUE	Value	ASST. RATIO	ASSESSED VALUE	
LAND FCV	2.R	431309	16.0	69009	1.12	431309	19.0	81949
IMPR FCV	2.R	1267075	16.0	202732	1.12	7768249	19.0	1475587
TOTAL FCV	2.R	1698384	16.0	271741	1.12	8197558	19.0	1557536
LIMITED VALUE	2.R	1698384	16.0	271741	1.12	7855121	19.0	1492473

SECTION: TOWNSHIP: - RANGE: ACRES: 4 71
 LEGAL DESCRIPTION: VILLAGE MEADOWS PT OF BLK 4 BY M&B BEG AT SW COR O

RECEIVED OCT 03 2013

407543-00-0023
 SIERRA VISTA COMMUNITY HOSP
 C/O PROPERTY VALUATION SERVICES
 14400 METCALF AVE
 OVERLAND PARK, KS 66223



FOR VALUATION YEAR 2014

AGENCY AUTHORIZATION FORM

Pursuant to A.R.S. § 42-16001

STATE BOARD OF APPRAISAL REGISTRATION NUMBER 2011057

STATE BOARD OF EQUALIZATION NUMBER _____

- Persons who own, control, or possess property valued by the County Assessor may each year designate an agent to act on their behalf on any matter relating to the review of the valuation and classification of the property before the Assessor or the County or State Board of Equalization.
- This designation of an agent expires at the end of the calendar / valuation year.
- This form or a copy must accompany any petition, Taxpayer Notice of Claim, or response to a Notice of Proposed Correction filed with the Assessor or either Board of Equalization. The original form shall be provided for inspection by the agent on request of the County Assessor, either Board of Equalization, or the Department of Revenue.
- Notices issued by the Assessor or either Board of Equalization relating to the review of the valuation of that property shall be sent to the agent of record.
- A petition for Review of Real Property or Personal Property a Notice of Proposed Correction, or a Taxpayer Notice of Claim will not be accepted unless the Agency Authorization form accompanying the petition is signed by the person who owns, controls, or possesses the property.

DESIGNATION OF AGENT: (Type or Print)

Property Valuation Services

AGENT / FIRM NAME
Jenna Reyes

(913) 239-1059

CONTACT PERSON
14400 Metcalf Avenue

TELEPHONE

MAILING ADDRESS
Overland Park, KS 66223

JReyes@propertyvaluationservices.net

CITY, STATE, ZIP

EMAIL ADDRESS

DESIGNATION MADE BY: (Type or Print)

Sierra Vista Community Hospital

COMPANY NAME

Bruce Norton, CPA, FHFMA, FACHE

Senior VP, Chief Operating Officer

NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON
300 El Camino Real

TITLE

ADDRESS
Sierra Vista, AZ 85635

(520) 417-3001

Bruce.Norton@svrhc.org

CITY, STATE, ZIP

TELEPHONE

EMAIL ADDRESS

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor or the Boards of Equalization. This authorization is limited to the properties listed below and on the attached continuation form(s).

SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY

DATE

10/23/13

PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE)

PRINT TITLE

COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	PERSONAL PROPERTY ASSESSMENT ACCOUNT
2	105-04-128					
2	105-04-486					
2	105-04-116					
2	105-04-120					
2	105-04-129					
2	105-04-411					
2	105-04-412					
2	105-04-414					
2	105-04-452					

County Name and Number: (1) Apache (2) Cochise (3) Coconino (4) Gila (5) Graham (6) Greenlee (7) Maricopa (8) Mohave (9) Navajo (10) Pima (11) Pinal (12) Santa Cruz (13) Yavapai (14) Yuma (15) La Paz

NOTE: USE CONTINUATION FORM DOR 82130AAA TO LIST ADDITIONAL PARCELS
DOR 82130AAA (10/2012)

Estimate Number : 6065
 Estimate ID : 105-04-128
 Property Owner : Sierra Vista Regional Health Center
 Property Address : 300 El Camino Real
 Property City : Sierra Vista
 State/Province : AZ
 ZIP/Postal Code : 85635

Section 1

Occupancy

	Class	Height	Rank
100% Hospital	Masonry bearing walls	12.00	2.0
Total Area	: 79,015		
Number of Stories (Section)	: 1.00		
Shape	: 3.00		
Effective Age (years)	: 36.00		

Components

	Units/%	Other
Sprinklers:		
Sprinklers	100%	
Land and Site:		
Land	431309	
Site Improvements (undepreciated)	300000	
HVAC (Heating):		
Complete HVAC	100%	

Section 2

Occupancy

*Morgue
 Rehab/Aquatics
 Plant Ops*

	Class	Height	Rank
100% Hospital	Metal frame and walls	12.00	2.0
Total Area	: 6,780		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components

	Units/%	Other
Sprinklers:		
Sprinklers	100%	
Land and Site:		
Site Improvements (undepreciated)	15000	

Section 3

Occupancy

*Maint/Materials
 Bldg.*

	Class	Height	Rank
100% Material Storage Building	Metal frame and walls	14.00	2.0
Total Area	: 3,600		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components

	Units/%	Other
Land and Site:		

*w/drawn
 replaced
 by
 new
 rpt.*

Estimate Number : 6065
 ZIP/Postal Code : 85635

Site Improvements (undepreciated) 1500

Section 4

Occupancy

100% Shed Office Structure	<i>Maint. Office</i>	<u>Class</u>	<u>Height</u>	<u>Rank</u>
		Metal frame and walls	8.00	2.0
Total Area		: 1,500		
Number of Stories (Section)		: 1.00		
Shape		: 2.00		
Effective Age (years)		: 20.00		

Components

Land and Site:	<u>Units/%</u>	<u>Other</u>
Site Improvements (undepreciated)	1500	

Cost as of 01/2013

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	90895	118.54	10,774,489
Exterior Walls	90895	18.75	1,703,829
Heating & Cooling	87295	21.73	1,896,838
Sprinklers	85795	2.64	226,259
Basic Structure Cost	90895	160.64	14,601,415
Less Depreciation			
Physical & Functional	70.1%		10,240,737
Depreciated Cost	90895	47.97	4,360,678
Miscellaneous			
Land			431,309
Site Improvements			318,000
Total Cost	90895	56.22	5,109,987
Rounded to Nearest	1000		5,110,000

National Acute Care Hospital Sales

Property Name	City	State	Status	Date Verified / Sold	Building SF	# Stores	Yr Built	Yrs Renovated (If Known)	Real Estate Price	Price / Sq. Ft.
Madison Hospital	South Bend	IN	Sold	2/29/2012	122,822	3	1988	1991 addition	\$1,641,930	\$13
Mid-Valley Hospital	Peckville	PA	Sold	7/1/2011	52,898	3	1912	1982	\$2,915,000	\$55
Former Providence Hospital - Chetahlis	Chetahlis	WA	Sold	5/18/2009	66,050	4	1926		\$2,500,000	\$38
Portneuf Medical Center - West Campus	Pocatello	ID	In-Contract	1/24/2013	182,884	6	1948	1980s, 1990s	\$5,350,000	\$29
United Hospital Center	Clarkburg	WV	For Sale (1,248 days on market)	1/26/2012	508,643	7	1954		\$12,750,000	\$25
HealthSouth Medical Center	Dallas	TX	Sold	6/28/2012	179,477	4	1958		\$3,550,000	\$20
Former Cedar City Hospital	Cedar City	UT	For Sale (202 days on market)	3/17/2009	73,000	1	1961	2004	\$1,950,000	\$27
Former Ennis Regional Medical Center	Ennis	TX	Sold	5/20/2009	66,820	2	1962	Additions in 80's & 2004.	\$999,300	\$15
Former Twelve Oaks Medical Center	Houston	TX	Sold	8/29/2010	81,125	2	1964		\$3,000,000	\$37
MetroSouth Medical Center	Blue Island	IL	Sold	12/1/2011	549,742	7	1964	1982, 2003	\$28,234,114	\$51
Riverview Hospital South Campus	South Carthage	TN	Sold	4/19/2013	49,755	1	1966	1994	\$650,000	\$13
Former SCCI Hospital of Amarillo	Amarillo	TX	Sold	2/10/2009	59,875	2	1968	2000	\$2,250,000	\$38
Former Doctor's Hospital	Laredo	TX	Sold	11/29/2012	104,767	2	1970		\$2,500,000	\$24
Southeast Baptist Hospital	San Antonio	TX	For Sale (322 days on market)	3/6/2012	126,915	2	1970	N/A	\$3,500,000	\$28
Southmore Hospital	Pasadena	TX	For Sale (139 days on market)	3/6/2012	147,290	6	1972		\$1,500,000	\$10
Parkway West Regional Medical Center	Miami Gardens	FL	For Sale	6/16/2012	139,900	11	1972		\$5,300,000	\$40
Penrose Community Hospital	Colorado Springs	CO	Sold	9/21/2012	211,000	2	1974		\$2,000,000	\$9
Former Daytona Medical Complex	Daytona Beach	FL	Listed For Sale	9/11/2012	119,913	4	1974	1986, 1988	\$5,500,000	\$46
Former Gainesville Memorial Hospital	Gainesville	TX	Sold	8/20/2011	73,827	2	1976	1995	\$1,500,000	\$20
Former Mesquite Community Hospital	Mesquite	TX	Sold	6/21/2012	198,234	3	1977	1984, 1986, 1996, 2005 additions	\$1,550,000	\$8
Dallas Rehabilitation Institute	Dallas	TX	For Sale (2,946 days on market)	3/28/2012	143,693	3	1984		\$6,300,000	\$44
Bossier Specialty Hospital	Bossier City	LA	Sold	3/23/2012	339,558	3	1987		\$3,700,000	\$11
Marion Regional Medical Center	Mullins	SC	Sold	7/1/2010	324,004	4	1997		\$17,091,500	\$53

Median of Comparables:	\$27
Average of Comparables:	\$28

Estimate Number : 6072
 Estimate ID : 105-04-128
 Property Owner : Sierra Vista Regional Health Center
 Property Address : 300 El Camino Real
 Property City : Sierra Vista
 State/Province : AZ
 ZIP/Postal Code : 85635

UPDATED &
 PRESENTED
 AT HEARING

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Hospital	Masonry bearing walls	12.00	2.0
Total Area	: 82,846		
Number of Stories (Section)	: 1.00		
Shape	: 3.00		
Effective Age (years)	: 35.00		

Components

	<u>Units/%</u>	<u>Other</u>
Sprinklers:		
Sprinklers	100%	
Land and Site:		
Land	431309	
HVAC (Heating):		
Package Unit	100%	
Land and Site:		
Site Improvements	325000	

Section 2**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Storage Warehouse	Masonry bearing walls	18.00	2.0
Total Area	: 2,720		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Package Unit	100%	

Section 3**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Storage Warehouse	Masonry bearing walls	18.00	2.0
Total Area	: 1,850		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components

	<u>Units/%</u>	<u>Other</u>
HVAC (Heating):		
Package Unit	100%	

Estimate Number : 6072
 ZIP/Postal Code : 85635

Cost as of 01/2013

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	87416	118.55	10,363,559
Exterior Walls	87416	19.53	1,706,917
Heating & Cooling	87416	8.75	764,661
Sprinklers	82846	2.45	202,973
Basic Structure Cost	87416	149.15	13,038,110
Extras			
Site Improvements - Depreciated			325,000
Replacement Cost New	87416	152.87	13,363,110
Less Depreciation			
Physical & Functional	70.0%		9,358,264
Depreciated Cost	87416	45.81	4,004,846
Miscellaneous			
Land			431,309
Total Cost	87416	50.75	4,436,155
Rounded to Nearest	1000		4,436,000