

Board of Equalization
November 12, 2013 at 10:00 a.m.
MINUTES

A meeting of the Cochise County Board of Equalization was held in the Board of Supervisor's hearing room, 1415 Melody Lane, Building G, Bisbee, AZ on November 12, 2013 at 10:00 a.m. to hear petitions in the Notice of Change hearings. In attendance were Chairman, Ann English; Supervisor Pat Call; Vice Chairman Richard Searle; Mike Ortega, County Administrator; Jim Vlahovich, Deputy County Administrator; Elda Orduno, Civil Deputy County Attorney; and Gussie Motter, Deputy Clerk of the Board.

Chairman English called the meeting to order at 10:00 a.m.

Roll Call: All three Supervisors were present

CONSENT

1. Approve the minutes of the October 8 and October 11, 2013 Board of Equalization meetings.
2. Approve all of the non-contested Hearing Officer's recommended decisions for Notice of Change hearings held on October 24, October 31, and November 6, 2013.

Supervisor Searle made a motion, seconded by Supervisor Call to approve the Consent Agenda. The motion carried 3 - 0.

ACTION

3. Uphold or amend the Hearing Officer's recommended decision for Notice of Change hearing for parcel 105-99-062 (Wilbert).

The appellant did not attend the hearing. Terry Anderson, Chief Appraiser, explained that the appellant failed to file for a senior freeze and received a Notice of Change reflecting the higher value. Mr. Anderson also explained that one cannot file for the senior freeze after the cutoff date due to state statute. The Assessor did a market value analysis and felt that the new value is fair and the Hearing Officer concurred. Supervisor Searle did comment that the statute seems too inflexible.

Supervisor Call made a motion, seconded by Supervisor Searle, to uphold the Hearing Officer's recommended decision for Notice of Change hearing for parcel 105-99-062 (Wilbert). The motion carried 3 - 0.

4. Uphold or amend the Hearing Officer's recommended decision for Notice of Change hearing for parcels 105-04-128 and 105-04-424 S (Sierra Vista Community Hospital and SVRHC Office Complex LLC).

Jenna Reyes of Property Evaluation Services and agent for the appellant spoke first. She urged a depreciation rate of 70%, arguing that the present hospital will cease to have value as a hospital and will be replaced as soon as the new hospital is completed, perhaps in as soon as two years. She also pointed out that parts of the hospital, built in 1963, are not ADA compliant. Although her firm was recommending a value of 4.4 million that an MAI appraiser agreed with, she indicated that they were willing to accept a value higher than that, but lower than the Assessor's 8.2 million.

Mr. Anderson indicated that the Assessor's office got the hospital's building plans from the City of Sierra Vista which showed that 67% of the construction is only 20 years old indicating that their depreciation rate of 28% was more appropriate. He also argued that the hospital is an ongoing concern so the Assessor did not feel that additional obsolescence was warranted. When the property is vacated, additional obsolescence will apply. The same argument applied to both properties and the Hearing Officer's recommended decision coincided with the Assessor's.

Supervisor Call made a motion, seconded by Supervisor Searle, to uphold the Hearing Officer's recommended decision for Notice of Change hearing for parcels 105-04-128 and 105-04-424 S (Sierra Vista Community Hospital and SVRHC Office Complex LLC). The motion carried 2 - 1 (Searle opposed).

There being no further business, Chairman English adjourned the meeting at 11:26 a.m.

APPROVED

Ann English, Chairman

ATTEST

Gussie Motter, Deputy Clerk of the Board