



County of Cochise
OFFICE OF THE COUNTY ASSESSOR
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Philip S. Leiendecker
Assessor

Felix Dagnino
Chief Deputy Assessor

October 11, 2016

Cochise County Board of Equalization
2017 Notice of Value Appeal
Appellant- **Phelps Dodge Corporation** (c/o Bain Law Firm, PLLC)
Subject Property:

Douglas Property: 13 parcels of land located west of the International Subdivision Old Phelps Dodge General Office site; old smelter site; 1.15 miles State Hwy 80 frontage; Chino Rd frontage
1409 acres of land/Old General Office buildings in fair/poor condition

Assessor's FCV: \$6,593,310
Owner's Estimate of Value: \$129,850
BOE Hearing Officer's Recommendation: **\$5,892,728**

Bisbee Property: 3 parcels of land located in Lowell, Warren, South Bisbee, 1374.395 acres of land/ Main Shops at Traffic Circle, 39 industrial classed structures (2 main industrial classed shop structures currently in use -75% obsol. 37 structures not in use -90% obsol. @ salvage-non-commercial), 1 business office structure.

Assessor's FCV: \$2,663,281
Owner's Estimate of Value: \$55,000
BOE Hearing Officer's Recommendation: **\$1,802,711**

- Owner' estimate of value on Petitions For Review of Full Cash Value for all properties unrealistic/not forthright
- Standard appraisal methodology has been applied to the valuation of all structures
- Assessor removed several demolished structures from the assessment roll
- Valuation of similar properties has been considered in setting value (ARS 42-16055, 16107)
- Owner submitted some additional information at the BOE level which was not submitted at the Assessor level appeal.
- Additional information submitted was not considered comparable building construction type or quality.
- Land sales data submitted was problematic: 20 land sales supplied by owner, 13 were outside the acceptable time window, 3 were unidentified properties, 4 were within the time window, located in Cochise County, but were large acreage ranch sales, the closest the Rocker M ranch 9 miles east of Douglas which was a 3936 acre ranch property.
- The valuation/classification set by the Assessor/county authority is presumed to be correct/lawful (ARS 42-16212B). Owner has failed to submit a written estimate of value beyond that submitted on the initial appeal for consideration by the Assessor at the assessor level. On appeal to the Board of Equalization, additional value estimates were submitted for consideration on structures. Owner has specified that no property appraisal has been performed for the owner for the properties in question under this appeal.
- Assessor attempted to meet with Freeport Officials on two occasions unsuccessfully
- Assessor supports Hearing Officers recommendation