

September 8, 2017

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

RE: Recommended Decision of Hearing Officer in Appeal of Notices of Value for 39 Parcels, beginning with Parcel No: 124-76-038, as set forth in the Multiple Parcel Appeal.

After conducting a Hearing on the appeal of the Notices of Value for the 39 parcels as set forth in the Multiple Parcel Appeal, it is my recommended decision that the following values and classification be established:

FCV: \$24,000.00 (each parcel)      Total FCV for all 39 parcels: \$936,000.00

LPV: \$24,000.00 (each parcel)      Total LPV for all 39 parcels: \$936,000.00

The basis for my decision is as follows: The Appellant's argues that the most accurate method for valuation of these parcels is to divide the total purchase price (\$218,662) by the total number of parcels (39.) This would result in a value for each parcel of \$5,607. Appellant further argued that there have been no sales within the past five years to builders, only sales of lots with finished homes. The Assessor cites a DOR Memo dated August 28, 1997 in support of his argument that this kind of bulk sale valuation is not approved. The Assessor noted that, while it is true that there have been no lot sales to builders within the past five years, it does not appear that those lots are being actively marketed, probably with the hope that prices will increase. The sales and equity studies upon which the Assessor relies appear to be the most reasonable data available to value these lots, and the Assessor's recommended values should therefore be approved.

Thank you,

James Riley, Hearing Officer