

DATE 6/14/17  
PRGM: TXROLLRG

COCHISE COUNTY  
Tax Roll Report for 410.24.047.018, Year 2016

Owner: COCHISE PACIFIC ASSOC AZ LP  
430 E STATE ST STE#100  
EAGLE ID 83616

Area : 2710 Primary Rate : 13.8995  
Roll#: 120057 Secondary Rate: 1.6890 =

Primary Tax	68,792.10	13552.02
State Aid	.00	
Net Primary	68,792.10	13552.02
Secondary Tax	7,073.96	1393.58
Special Districts	1,285.32	253.20
Irrigation/Reloc :	.00	
Total Tax Due	77,151.38	15198.80

< 61,952.58 >

Primary	Limited Value	Asmt%	Assessed Value	Exemption
Land, Building, etc	4,949,249	10.00	494,925	0
Personal Property	975000 0		97500 0	0
--Totals--	4,949,249		494,925	0
Secondary				
Land	75,000	10.00	7,500	0
Building, etc.	90000 4,874,249	10.00	90000 487,425	0
Personal Property	0		0	0
--Totals--	4,949,249		494,925	0

Payment History

Check	Tax	Interest	Penalty	Fee	Total Paid
10/24/2016 BONNEVILLE MORTGAGE					
111 E BROADWAY STE 200					
SALT LAKE CITY UT 84111					
04996	38,575.69	.00	.00	.00	38,575.69
2/23/2017 BONNEVILLE MORTGAGE					
111 E BROADWAY STE 200					
SALT LAKE CITY UT 84111					
05392	38,575.69	.00	.00	.00	38,575.69

Legal Description

GERONIMO TRAIL EST AMENDED LOTS 4A & 5A 8-04 LV VALUATION MAP  
BOOK

Tx 2015 000 899



**COCHISE COUNTY**  
**2016 PROPERTY TAX STATEMENT**  
**Catherine L. Traywick, Treasurer**  
**520-432-8400**

68904\*328\*\*50\*\*\*0.9455\*\*1/2\*\*\*\*\*AUTO\*\*MIXED AADC 990  
 COCHISE PACIFIC ASSOC AZ LP  
 430 E STATE ST STE 100  
 EAGLE ID 83616-5901

**Legal Description:** GERONIMO TRAIL EST AMENDED  
 LOTS 4A & 5A 8-04 LV VALUATION MAPBOOK

**Situs Address:**  
**Acreage:** .00

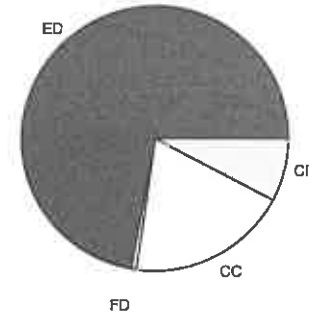


**Security code: D14Z81**

**Make your check payable to:** Catherine L. Traywick  
 Cochise County Treasurer  
 PO Box 1778  
 Bisbee, AZ 85603

ROLL #	PARCEL #	AREA CODE	TAX RATE PER \$100 ASSESSED VALUE				
120057	410-24-047A8	2710	13.8995 1.6890				
ASSESSMENT		VALUE IN DOLLARS	LEGAL CLASS ASSMT%	ASSESSED VALUE	EXEMPT AMOUNT	TAX RATE	NET ASSESSED
LIMITED PROPERTY VALUE		4,949,249	10.0%	494,925	0		494,925
LIMITED PERSONAL PROP VALUE							
LIMITED PROPERTY VALUE TOTAL		4,949,249	10.0%	494,925	0		494,925
2015 TAXES	2016 TAXES	TAXING AUTHORITY	PHONE #'S	% of TAX			
315.33	13,004.67	COCHISE COUNTY	520-432-9200	CC	16.86%		
60.64	2,479.57	STATE SCHOOL TAX EQUALIAZION	602-716-6843	ED	3.21%		
141.14	5,913.85	CITY OF DOUGLAS	520-417-7303	CI	7.67%		
981.34	41,693.46	DOUGLAS SD #27	520-364-2447	ED	54.04%		
261.07	11,313.98	COMMUNITY COLLEGE	520-515-3684	ED	14.66%		
11.96	494.92	FIRE DISTRICT ASSISTANCE FUND	520-432-8987	FD	0.64%		
17.42	718.15	COCHISE COUNTY LIBRARY DIST	520-432-8930	CC	0.93%		
31.16	1,285.32	COCHISE COUNTY FCD #80-49	520-432-9326	CC	1.67%		
6.00	247.46	COCHISE CNTY JOINT TECHNOLOGY DIST	520-642-3526	ED	0.32%		
<b>1,826.06</b>	<b>77,151.38</b>	<b>TOTALS</b>					

2016 TAX SUMMARY	
For the period of January 1 - December 31, 2016	
Total Tax	77,151.38
Special District	.00
LESS: State Aid	.00
<b>TOTAL DUE</b>	<b>77,151.38</b>



GRAPH INCLUDES COMBINED EDUCATION, FIRE DISTRICTS, COCHISE COUNTY AND OTHER DISTRICTS

**TAX STATEMENT INFORMATION**

If your total tax bill is \$100.00 or less, the full amount is due now and delinquent after November 1, 2016. Interest will be charged if not paid in full by December 31, 2016.  
 If your total tax bill is greater than \$100.00, you have the option to pay one-half taxes by November 1, 2016 and the second half by May 1, 2017. You may also pay the full year sum before January 3, 2017 and no interest will be charged on first half.  
 This is the only notice you will receive.  
 Payment of taxes should be made in US funds only. Enclose appropriate tax coupon with payment.  
 Checks do not pay taxes. Legal payment exists only when checks have cleared the bank.  
 Examine your tax notice carefully. The tax collector is not responsible for payments on the wrong property.  
 Payment receipts will only be mailed if requested by the payer.  
 Arizona property taxes are based on a calendar year January 1 - December 31.  
 The Cochise County Treasurer (520) 432-8400 trsweb@cochise.az.gov  
 For questions about HOW, WHEN or WHERE to pay your taxes by phone or email.  
 The Cochise County Assessor (520) 432-8650  
 For questions about ASSESSMENTS, PROPERTY VALUATION, EXEMPTIONS AND NAME AND ADDRESS CHANGES.  
 For other questions or to pay online go to: <http://cochise.az.gov>

current year and the limited value of the prior year whichever is greater, plus the value of any personal property secured to your parcel. If your property has changed as defined in A.R.S. 42-13302 Sec. A, since the previous year, your limited value may have increased more than the greater of 10% or 25% of the difference as explained above.  
**Secondary property tax calculation** - Secondary property taxes are ad valorem taxes levied to pay the following: (a) the redemption charges on any bonded indebtedness or other long-term obligation lawfully incurred by any taxing district, (b) additional amounts required pursuant to an election to exceed a budget, expenditure or tax limitation or a particular taxing district, (c) "limited purpose districts" such as fire, sanitary, flood control, road and improvement districts. The valuation used to calculate secondary ad valorem taxes is based on the current full cash value of your land and improvements as determined by the county assessor plus the current value of any personal property billed with your parcel.  
**Tax summary**  
**Primary ad valorem tax** - The gross taxes calculated on your limited value.  
**State aid to education** - Represents a reduction (tax credit) for homeowners (owner-occupied) in the primary property taxes levied by the school districts in your area. This amount will be reimbursed to the school districts by the state of Arizona.  
**Net primary ad valorem tax** - Net amount of primary ad valorem taxes due after deduction for state aid to education.  
**Secondary ad valorem tax** - Amount of taxes due from (2) "secondary property tax calculation".  
**Special district tax** - Any non-ad valorem taxes that apply to your property such as a per acre assessment by an irrigation district servicing your area.  
**Tax comparison** - A breakdown of how your net tax dollars are distributed to the taxing jurisdictions in your tax area for both current and previous tax years.

**TAX NOTICE EXPLANATION**  
**Primary property tax calculation** - Primary property taxes are those ad valorem taxes levied for the maintenance and operation of counties, cities, towns, school districts, and community college districts. The valuation used to calculate primary ad valorem taxes is referred to as "Limited" value. This value cannot exceed the full cash value. It is based on the previous year's limited value increased by either 10% or 25% of the difference between the full cash value of the



COCHISE PACIFIC ASSOCIATES II

TX2015000899

410 24 047 A 8

ROLL # 120057

TAX AREA CODE

2710

TAX YEAR 2016

	LIMITED TAX	RATE	INTEREST
<b>GENERAL FUND</b>	\$3,541.92	0.189044	\$669.58
2 01 00 001			
<b>ST SCH EQUAL</b>	\$3,541.92	0.036044	\$127.66
0 02 01 801			
<b>COCHISE COLLEGE</b>	\$3,541.92	0.164466	\$582.53
5 01 01 001			
<b>CITY OF DOUGLAS</b>	\$3,541.92	0.085967	\$304.49
3 02 03 001			
<b>UNIFIED M &amp; O</b>	\$3,541.91	0.524479	\$1,857.66
4 02 27 001			

**\$3,541.91**

FULL CASH TX

<b>FIRE DIST ASST</b>	\$432.40	0.069965	\$30.25
0 02 01 800			
<b>COUNTY LIBRARY</b>	\$432.40	0.101518	\$43.90
6 04 001 001			
<b>UNIFIED JT TECH</b>	\$432.40	0.034982	\$15.13
4 08 01 001			
<b>UNIFIED DEBT SVC 3</b>	\$432.40	0.793535	\$343.12
4 02 27 705			

\$0.00

**\$432.40**

Flood control \$432.40 0.2597 **\$253.20**

TC **\$4,227.51**

**TOTAL**

**\$15,198.80**



Tx 2015 000 899  
Cochise Pacific  
Associates AZ LP

Parcel  
410 24 047 A 8  
tax area code 2710

	ORIGINAL TAX	NEW TAX	DIFFERENCE
Cochise County	\$ 13,004.67	\$ 2,561.91	\$ (10,442.74)
Equalization	\$ 2,479.57	\$ 488.48	\$ (1,991.10)
City of Douglas	\$ 5,913.85	\$ 1,165.03	\$ (4,748.82)
Douglas School Dist #27	\$ 41,693.46	\$ 8,414.53	\$ (33,278.93)
Cochise College	\$ 11,313.98	\$ 2,228.85	\$ (9,085.13)
Fire Dist Asst	\$ 494.92	\$ 97.50	\$ (379.70)
County Library	\$ 718.15	\$ 141.47	\$ (550.97)
Joint Tech Dist	\$ 247.46	\$ 47.76	\$ (189.85)
	\$ 75,866.06	\$ 15,145.53	\$ (60,667.24)
Flood Control	\$ 1,285.32	\$ 253.20	\$ (1,032.12)

Granted as Submitted

\*\*\*See eSignature page\*\*\*

Michael K Jeanes, Clerk of Court

\*\*\* Electronically Filed \*\*\*

T. Cooley, Deputy

6/13/2017 8:00:00 AM

Filing ID 8409805

*Rec'd by R Reynolds via email 6/13/17 9:46am*

1 Douglas S. John (#021150)  
 2 Shaun T. Kuter (#028278)  
 3 **BUCHALTER,**  
 4 **A PROFESSIONAL CORPORATION**  
 5 16435 North Scottsdale Road, Suite 440  
 6 Scottsdale, Arizona 85254-1754  
 7 Telephone: (480) 383-1800  
 8 Facsimile: (480) 824-9400  
 9 Email: djohn@buchalter.com

*Orig - CAO*  
*email - CAO*  
*Assistant*  
*Treasurer*

2017 JUN 13 AM 9:46

RECEIVED  
COCHISE COUNTY  
BOARD OF SUPERVISORS

7 Attorneys for Plaintiff

10 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

11 **IN AND FOR THE COUNTY OF MARICOPA**

13 COCHISE PACIFIC ASSOCIATES AZ, LP, an  
Arizona limited partnership,

Case No. TX2015-000899

14 Plaintiff,

**STIPULATED JUDGMENT**

15 vs.

(Assigned to The Honorable Christopher  
T. Whitten)

16 COCHISE COUNTY, a political subdivision  
17 of the State of Arizona,

18 Defendant.

20 The parties have settled this appeal and stipulated to entry of Judgment as set  
21 forth herein. Accordingly,

22 **IT IS ORDERED, ADJUDGED AND AGREED,**

23 1. That the property that is the subject of this action is that property identified  
24 by Cochise County parcel number 410-24-047A (the "Subject Property").

25 2. That the full cash value of the Subject Property shall be changed from  
26 \$4,949,249 to \$975,000 for tax year 2016.

- 1           3.    That the classification of the Subject Property shall not be changed for tax  
2 year 2016.
- 3           4.    That the 2016 tax year's limited property value shall be derived in  
4 accordance with the provisions of A.R.S. § 42-13301 to § 42-13304, as applicable.
- 5           5.    That, pursuant to A.R.S. § 42-161215, Defendant shall correct the property  
6 tax roll for tax year 2016 for the Subject Property to reflect the terms of this Judgment.  
7 Plaintiff is responsible for timely payment of taxes for the subject tax year.
- 8           6.    That the 2016 real property taxes shall be determined based upon the limited  
9 property value stated above, unless A.R.S. § 42-13304(2) applies.
- 10          7.    That, pursuant to the provision of A.R.S. § 42-16002(B), the Subject  
11 Property's reduced full cash value for tax year 2016, as determined by this Judgment,  
12 shall be its full cash value for the 2017 tax year.
- 13          8.    That, as a result of the reduction in full cash and limited property values of  
14 the Subject Property, for the 2016 tax year, Defendant Cochise County shall pay to  
15 Plaintiff's attorney's trust account for the 2016 tax refund, if any, an amount equal to any  
16 such excess taxes levied, assessed, and paid on the Subject Property, plus interest at the  
17 legal rate pursuant to A.R.S. § 42-16214(A)(3), payable from the date(s) of overpayment  
18 until the Judgment is paid in full.
- 19          9.    That the above amounts shall be calculated by the Cochise County Treasurer  
20 and shall be paid by the Cochise County.
- 21          10.   That the parties shall each bear their own costs, expert witnesses expenses,  
22 and attorneys' fees.
- 23          11.   That the valuation above is the product of settlement and shall not be used  
24 for any other purpose except as determination of value for the tax year indicated above.
- 25          12.   That no further matters remain pending. This Judgment is entered pursuant  
26 to Rule 54(c), Arizona Rules of Civil Procedure.

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DONE IN OPEN COURT on \_\_\_\_\_ .2017.

\_\_\_\_\_  
Honorable Christopher T. Whitten  
Judge of the Arizona Tax Court

**APPROVED AS TO FORM  
AND SUBSTANCE:**

**BRIAN M. McINTYRE  
COCHISE COUNTY ATTORNEY**

Elda E. Orduño w/permission  
Elda E. Orduño  
Deputy County Attorney  
Attorneys for Defendant Cochise County

**BUCHALTER,  
A PROFESSIONAL CORPORATION**

/s/ Douglas S. John  
Douglas S. John  
Attorneys for Plaintiff

ORIGINAL of the foregoing E-LODGED  
with the Clerk of the Maricopa County Superior Court  
AND  
COPY mailed on this 8<sup>th</sup> day of June, 2017.

Elda E. Orduño  
Civil Deputy County Attorney  
Cochise County Attorney's Office  
P.O. Drawer CA  
Bisbee, AZ 85603  
Attorneys for Defendant

/s/ Diana L. Romine

# eSignature Page 1 of 1

Filing ID: 8409805 Case Number: TX2015-000899  
Original Filing ID: 8400831

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Granted as Submitted



*/S/ Christopher Whitten* Date: 6/12/2017  
Judicial Officer of Superior Court

**ENDORSEMENT PAGE**

**CASE NUMBER: TX2015-000899**

**SIGNATURE DATE: 6/12/2017**

**E-FILING ID #: 8409805**

**FILED DATE: 6/13/2017 8:00:00 AM**

**DOUGLAS S JOHN**

**ELDA E ORDUNO**

**ARIZONA DEPARTMENT OF REVENUE  
NO ADDRESS ON RECORD**

**COCHISE COUNTY BOARD OF SUPERVISORS**

**COCHISE COUNTY TREASURER'S OFFICE**