

1 Douglas S. John (#021150)  
2 FRAZER, RYAN, GOLDBERG & ARNOLD, L.L.P.  
3 3101 North Central Avenue, Suite 1600  
4 Phoenix, AZ 85012  
5 (602) 277-2010  
6 djohn@frgalaw.com

7 Attorneys for Plaintiff

8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
9 **IN THE ARIZONA TAX COURT**

10  
11 KARMA HOTELS, LLC, an Arizona  
12 limited liability limited partnership,

13 Plaintiff,

14 v.

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

17 Defendant.

Case No. TX2016-001306

**STIPULATED JUDGMENT**

(Assigned to the Honorable Christopher T.  
Whitten)

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

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

21 1. That the property that is the subject of this action is that property identified by  
22 Cochise County parcel number 105-12-023 (the "Subject Property").

23 2. That the full cash value of the Subject Property shall be changed from  
24 \$2,199,500 to \$765,000 for tax year 2017.

25 3. That the full cash value of the Subject Property shall be changed from  
26

1 \$2,199,500 to \$765,000 for tax year 2018.

2 4. That the legal classification of the Subject Property shall remain at 1.12 for tax  
3 years 2017 and 2018.

4 5. The assessment ratio shall remain unchanged at 18% for tax years 2017 and  
5 2018.

6 6. That the 2017 and 2018 tax years' limited property value shall be derived in  
7 accordance with the provisions of A.R.S. § 42-13301 to § 42-13304, as applicable.

8 7. That, pursuant to A.R.S. § 42-16002(B), the Subject Property's reduced full  
9 cash value and classification for tax year 2018, as determined by this Judgment, shall be its  
10 full cash value and classification for the 2019 tax year.

11 8. That, as a result of the reduction in full cash and limited property values of the  
12 Subject Property, for the 2017 and 2018 tax years, Defendant Cochise County shall pay to  
13 Plaintiff's attorney's trust account c/o Frazer, Ryan, Goldberg & Arnold, LLP, 3101 North  
14 Central Avenue, Suite 1600, Phoenix, Arizona, 85012, for the and 2017 and 2018 tax  
15 refund, if any, an amount equal to any such excess taxes levied, assessed, and paid on the  
16 Subject Property, plus interest at the legal rate pursuant to A.R.S. § 42-16214(A)(3), payable  
17 from the date(s) of overpayment until the Judgment is paid in full.

18 9. That the above amounts shall be calculated by the Cochise County Treasurer  
19 and shall be paid by the Cochise County.

20 10. That the parties shall each bear their own costs, expert witnesses expenses,  
21 and attorneys' fees.

22 11. That the valuation above is the product of settlement and shall not be used for  
23 any other purpose except as determination of value for the tax years indicated above.

24 12. That no further matters remain pending. This Judgment is entered pursuant to  
25 Rule 54(c), Arizona Rules of Civil Procedure.

26 DONE IN OPEN COURT on \_\_\_\_\_, 2018.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

---

Honorable Christopher T. Whitten  
Judge of the Arizona Tax Court

**APPROVED AS TO FORM  
AND SUBSTANCE:**

**BRIAN M. MCINTYRE  
COCHISE COUNTY ATTORNEY**

---

Christine J. Roberts  
Civil Deputy County Attorney  
Attorneys for Defendant Cochise County

**FRAZER RYAN GOLDBERG & ARNOLD, LLP**

---

Douglas S. John  
Attorneys for Plaintiff

ORIGINAL of the foregoing E-LODGED  
with the Clerk of the Maricopa County  
Superior Court  
AND  
COPY sent via e-mail on this \_\_\_\_\_ day  
Of October 2018.

([CRoberts@Cochisecountyaz.gov](mailto:CRoberts@Cochisecountyaz.gov))  
Christine J. Roberts  
Deputy County Attorney  
Cochise County Attorney's Office  
P.O. Drawer CA  
Bisbee, AZ 85603  
Attorneys for Defendant