

**Letter of appeal to the statutory lien  
OF  
HAZARD ABATEMENT LIEN ON REAL PROPERTY  
Pursuant to A.R.S/ 11-268 and  
Cochise County Ordinance 041-11**

**To Chairman  
Board of Supervisors of Cochise County**

**I, Richard T. Bosma the owner of Parcel Number 106-21-182 am a 89 year old Army Veteran with a 50 % disability and somewhat taken aback about the Lien on the property acquired from Richard Evon in 2015 by quit claim deed.**

**It seems the Lien was generated by the irresponsible actions of Jose & Israel Caro Who were three owners back. I was under the impression that Peggy Evon had acquired the property by tax lien auction and hired a lawyer to generate the deed of ownership. Ms. Evon passed away and her son Richard Evon inherited the property and sold it to me by quit claim.**

**My wife Alice and I bought the property with our savings of a lifetime and cleared the property of a derelict home and the burned out mobile home attached to it. We refurbished and certified the septic system and installed a water system and bought and placed a new home on the property.**

**In essence, we turned a liability to the county into an asset and a tax income for the county through the improvements and would like the county to address the improvements in considering a possible reduction in the Abatement.**

**Sincerely,**

*Richard T. Bosma*

**Richard T. Bosma**

*Ph. 520-559-5016*

#2  
Dial of  
arranged  
of Bill  
clean  
from  
to  
save  
money



Previous condition  
of property



#4  
Current condition  
of property



#1  
Previous condition  
of property



#3  
Current condition  
of property



**Cochise County  
Community Development  
Development Services**

Public Programs...Personal Service  
www.cochise.az.gov

February 13, 2019

Richard T. & Alice E. Bosma  
134 E Via Chica  
Huachuca City, AZ 85616

**RE: Hazard Abatement Lien on Tax Parcel 106-21-182, VH-11-0028**

Dear Mr. and Ms. Bosma:

This notice is to advise you that on the subject tax parcel noted above exists a lien for hazard abatement. The amount of the lien is \$2,827.01, I have enclosed a copy of the Recorded Statutory Lien for your reference.

The payment can be submitted in full or if you would like to set up a payment plan, please call me at 520-803-3960 to discuss options.

Sincerely,

  
Dora Amaya  
Zoning Administrator

CC: Daniel Coxworth, Planning Director

Sierra Vista Office  
4001 E Foothills Dr.  
Sierra Vista, Arizona 85603  
520-803-3960  
520-439-9178 fax  
1-877-777-7868  
planningandzoning@cochise.az.gov

Bisbee Office  
1415 Meindy Lane, Building E  
Bisbee, Arizona 85603  
520-432-8300  
520-432-8278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**NOTICE OF ASSESSMENT**Date of notice: 12/10/2012

**NOTICE: THIS NOTICE OF ASSESSMENT PURSUANT TO A.R.S. § 11-268 SHALL CONSTITUTE A LIEN UPON THE PROPERTY DESCRIBED IN THE NOTICE IN FAVOR OF COCHISE COUNTY. THE COUNTY MAY FORECLOSE THE LIEN AND SELL THE PROPERTY DESCRIBED TO RECOVER THE COSTS STATED IN THE NOTICE OF ASSESSMENT.**

By this Notice of Assessment the County of Cochise, Arizona, hereby makes demand for payment of the following costs associated with abatement of a violation of the Zoning Regulations of Cochise County constituting as public nuisance:

Address of property: 134 E. Via Chica  
Huachuca City, AZ, 85616Legal Description: WHETSTONE MESA EST #5 LOT 182 9/98 LV SITE VALTax Parcel Number: 106-21-182Property owner(s): Jose & Israel Caro  
Mailing address: 134 E. Via Chica  
(if different from above) Huachuca City, AZ, 85616**Enforcement history**Date of original citation: 6/14/2011

Violation (public nuisance): Cochise County Hazard Abatement Ordinance, Ord. 041-11, Section II.A.1: Placement of rubbish, trash, weeds, filth, debris or dilapidated buildings upon private property by the owner, lessee or occupant of that property without lawful authority and in a manner that constitutes a hazard to public health and safety.

Date of abatement by County: 11/28/2012Total cost of abatement: \$ 2827.01 (see attached Itemized cost)

Please be advised that the entire cost of this abatement ("Total balance due," above) is due and payable no later than thirty (30) days from the date of this Notice (above), and this assessment will be delinquent if not paid as of that date.

**Right to appeal:** You may appeal this assessment by filing a written Notice of Appeal within thirty (30) days of the date of this Notice of Assessment with the Clerk of the Board of Supervisors, 1415 Melody Lane, Building G, Bisbee, Arizona, 85603, stating

the grounds for your appeal. The date of receipt of the Notice of Appeal by the Board shall be the date of filing. No appeals of violations shall be heard upon appeal of an assessment. If you do not appeal this Notice of Assessment or if your appeal is denied, the total balance due shall become a lien against the above property upon approval of the Chairman of the Board of Supervisors and recordation of the delinquent assessment with the office of the Cochise County Recorder.

**Administrative action (for official use - do not complete)**

No timely appeal filed: \_\_\_\_\_  
Date of determination: \_\_\_\_\_

or

Date appeal filed: \_\_\_\_\_  
Date of hearing on appeal: \_\_\_\_\_  
Disposition of appeal: \_\_\_\_\_

**ABATEMENT LIEN DECLARATION**

Pursuant to authority granted to me under A.R.S. § 11-268 and County Ordinance 041-11 ("Cochise County Hazard Abatement Ordinance"), I hereby find the above costs associated with the abatement of a public nuisance on the above-listed property to be due and owing and delinquent and, more than 30 days having passed since the date of this Notice, or the date of disposition of appeal of this Notice (whichever is later), I hereby approve the filing of this Notice of Assessment with the office of the Recorder of Cochise County as a lien against the above-listed property, pursuant to A.R.S. § 11-268.

  
\_\_\_\_\_  
Chairman, Board of Supervisors of Cochise County

**STATUTORY LIEN**

**HAZARD ABATEMENT LIEN ON REAL PROPERTY  
Pursuant to A.R.S. § 11-268 and  
Cochise County Ordinance 041-11**

Address of property effected: 134 E. Via Chica  
Huachuca City, AZ 85616

Legal Description of property: WHETSTONE MESA EST #5 LOT 182 9/98 LV  
SITE VAL

Tax Parcel Number: 106-21-182

Property owner(s): Jose & Israel Caro

Address of property owner  
(if different than above): \_\_\_\_\_  
\_\_\_\_\_

Amount of lien: \$ 2827.01

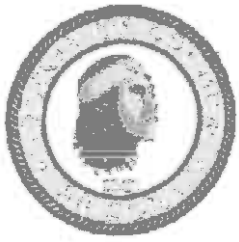
Issued on behalf of and for the benefit of Cochise County

To recover costs of abatement of public nuisance on the above-referenced  
property.

This lien has been issued in compliance with all requirements of the above-  
referenced statute and ordinance.

Alan English  
Chairman,  
Board of Supervisors of Cochise County

Date: 3-26-13



COCHISE COUNTY  
**COMMUNITY DEVELOPMENT**

*"Public Programs... Personal Services"*

**INVOICE FOR HAZARD ABATEMENT CLEANUP**

**VH-11-0028**

**134 E. Via Chica, Huachuca City, AZ.**

**NOVEMBER 28, 2012**

**Department of Corrections Inmates removed trash, cleaned up entire parcel, placed plywood over the windows, and open doors for security:**

<b>18 Inmates @ \$.50 /hour x 24 hours</b>	<b>= \$216.00</b>
<b>2 Work Crew Supervisor @ \$26.00/hour x 24 hours</b>	<b>= \$1248.00</b>
<b>Transport cost @ \$.45/per mile x 270 miles</b>	<b>= \$ 121.50</b>
<b><u>Subtotal for Participating Group</u></b>	<b><u>= \$1585.50</u></b>

**Cochise County Participation**

<b>1 County Inspector @ \$17.12/hour x 24 hours</b>	<b>= \$ 410.88</b>
<b>1 County Vehicle #168 @ \$ 0.55/mile 300 x miles</b>	<b>= \$ 165.00</b>
<b>1 County Trailer #716 @ \$ 1.69/day x 3 days</b>	<b>= \$ 5.07</b>
<b>Roll off dumpsters @ \$ 200.00 x 1</b>	<b>= \$ 200.00</b>
<b>Dumping Fees @ \$ 50.00/4.36 ton</b>	<b>= \$ 226.72</b>
<b>10 Bags @ \$1.00/bag</b>	<b>= \$ 10.00</b>
<b>1/2 4x8 Plywood @\$ 16.99ea. x 8</b>	<b>= \$135.92</b>
<b>2 Box of 2-1/2" Screws @\$ 20.99</b>	<b>= \$41.98</b>
<b>Paint 1 gal. @\$ 23.98 per gal.</b>	<b>= \$23.98</b>
<b>Paint Rollers @\$ 7.99 ea. x 2</b>	<b>= \$15.98</b>
<b>2 No Trespassing Signs @ \$2.99 ea.</b>	<b>= \$ 5.98</b>
<b><u>Subtotal for Cochise County</u></b>	<b><u>= \$1241.51</u></b>
<b><u>Grand Total to Cochise County</u></b>	<b><u>= \$2827.01</u></b>