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8 Attorney for Plaintiff

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

10 **IN THE ARIZONA TAX COURT**

11 SIERRA VISTA MALL REALTY  
12 HOLDING LLC, an Arizona limited liability  
13 company,

14 Plaintiff,

15 v.

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

18 Defendant.

Case No.: TX2022-00326

**STIPULATED JUDGMENT**

(Title 42)

(Assigned to the Honorable Sara J.  
Agne)

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

**IT IS ORDERED, ADJUDGED AND DECREED,**

21 1. That the property that is the subject of this action is identified by the  
22 Cochise County parcel numbers 105-16-037A, 105-16-037B, 105-16-039, 105-16-040,  
23 105-16-041D, and 105-16-044 (“Subject Property”).

24 2. That the full cash value of the Subject Property shall be changed for the  
25 2023 tax year as follows:

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105-16-037A	\$11,529,397	\$2,989,056
105-16-037B	\$1,400,000	\$586,940
105-16-039	\$4,801,996	\$972,615
105-16-040	\$574,992	\$574,992
<b>TOTAL</b>	<b>\$18,306,385</b>	<b>\$5,123,603</b>

3. Because parcels 105-16-041D, 105-16-041E, and 105-16-044 were sold prior to the payment of the 2023 tax year taxes, Plaintiff agrees to dismiss the aforementioned parcels from the lawsuit.

4. That the 2023 tax year's limited property value shall be derived in accordance with the provisions of A.R.S. § 42-13302.

5. That, pursuant to A.R.S. § 42-16215, Defendant shall correct the property tax roll for tax year 2023 for the Subject Property to reflect the terms of this Judgment.

6. That the 2023 real property taxes shall be determined based upon the new limited property values, unless A.R.S. § 42-13304(2) applies.

7. The Subject Property's reduced full cash value for tax year 2023, as determined by this Judgment, shall not be its full cash value for the 2024 tax year.

8. That, as a result of the reduction in the full cash and limited property values of the Subject Property for the 2023 tax year, Defendant Cochise County shall pay to Plaintiff's attorney's trust account for the 2023 tax refunds, if any, an amount equal to any such excess taxes levied, assessed, and paid on the Subject Property, plus interest at the legal rate pursuant to A.R.S. §§ 42-16214(A)(3) and 42-1123, payable from the date(s) of overpayment until the Judgment is paid in full.

9. That the parties shall each bear their own costs, expert witness expenses, and attorneys' fees.

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

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

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DONE IN OPEN COURT on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Honorable Sara J. Agne  
Judge of the Arizona Tax Court

**APPROVED AS TO FORM AND SUBSTANCE:**

**COCHISE COUNTY ATTORNEY’S OFFICE**

/s/ \_\_\_\_\_  
Paul Correa  
Attorneys for Defendant

**FRAZER, RYAN, GOLDBERG, & ARNOLD,  
L.L.P.**

/s/ Douglas S. John \_\_\_\_\_  
Douglas S. John  
Attorneys for Plaintiffs

**ORIGINAL** of the foregoing electronically  
filed with the Clerk of the Superior Court,  
Maricopa County

AND

**COPY** of the foregoing electronically served  
this \_\_\_ day of March 2024 to:

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Cochise County Attorney’s Office  
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*Attorneys for Defendant*

/s/ Paige Kleinwolterink \_\_\_\_\_