



County of Cochise
OFFICE OF THE COUNTY ASSESSOR
P.O. DRAWER 168
BISBEE, ARIZONA 85603
(520) 432-8650 FAX: (520) 432-8698
E-Mail: assessor@co.cochise.az.us

Philip S. Leiendecker
Assessor

Felix Dagnino
Chief Deputy

MEMORANDUM

TO: Cochise County Board of Equalization

FROM: Philip S. Leiendecker, Assessor *PHL*

DATE: January 3, 2025

SUBJ: **NOTICE OF CLAIM APPEAL (1/8/2025 @ 8:30 AM)**
CLAIM # **20241009007**
DOCKET 01955-02-24 (TAX YEAR 2022)
DOCKET 01956-02-24 (TAX YEAR 2023)
DOCKET 01957-02-24 (TAX YEAR 2024)
DOCKET 00000-00-00 (TAX YEAR 2025)
PARCEL **119-01-007B**
CLAIMANT **STRONGHOLD FARMS LLC**
AARON LATOWSKY
9475 E Mariposa Grande Dr
Scottsdale, AZ 85255

BACKGROUND: Subject property, 158.182 acres-vacant land, purchased by claimant 12/27/2021. Purchase price \$850,000 (\$5373 p/ac). Assessor map and aerial image attached (EXHIBIT A). Property identified on recorded affidavit of property value as "vacant land" (EXHIBIT B). Property transaction resulted in a parcel split from parent parcel 119-01-007, resulting in a allocated valuation for 2022 tax year pursuant to ARS 42-13302.

2022 ASSESSMENT: allocated agricultural land value based on valuation of 2022 valuation of parent parcel. 2022 Property Profile Report and Tax Bill attached (EXHIBIT C).

2023 ASSESSMENT: parcel classification and valuation removed from agriculture status pursuant to ARS 42-12153 (EXHIBIT D) and ARS 42-13102 (EXHIBIT E). 2023 NOTICE OF CHANGE (EXHIBIT F) mailed to claimant 9/30/2022 notifying claimant of Full Cash Value \$367,779, Limited Value \$357,553. Property Profile Report and Tax Bill attached (EXHIBIT G). No administrative or judicial appeal was filed by the claimant.

2024 ASSESSMENT: 2024 NOTICE OF VALUE (EXHIBIT H) mailed to claimant on 2/27/2023 notifying claimant of Full Cash Value \$367,779, Limited Value \$367,779. Property Profile Report and Tax Bill attached (EXHIBIT I). No administrative or judicial appeal was filed by the claimant.

2025 ASSESSMENT: 2025 NOTICE OF VALUE (EXHIBIT J) mailed to claimant on 3/1/2024 notifying claimant of Full Cash Value \$367,779, Limited Value \$367,779. Property Profile Report attached (EXHIBIT K). No administrative or judicial appeal was filed by the claimant.

11/20/2023 AGRICULTURAL LAND USE APPLICATION/AGRICULTURAL LEASE ABSTRACT filed by claimant (Stronghold Farms LLC) with Assessor (EXHIBIT L). Application dated 1/1/2022 identifies Stronghold Farms LLC as agricultural operator running 40 – 60 animal units. Agricultural Lease Abstract identifies Cochise Stronghold Ranch LLC as the tenant, running 40-60 animal unit months, stating a Annual Rent \$4800 - \$7200.

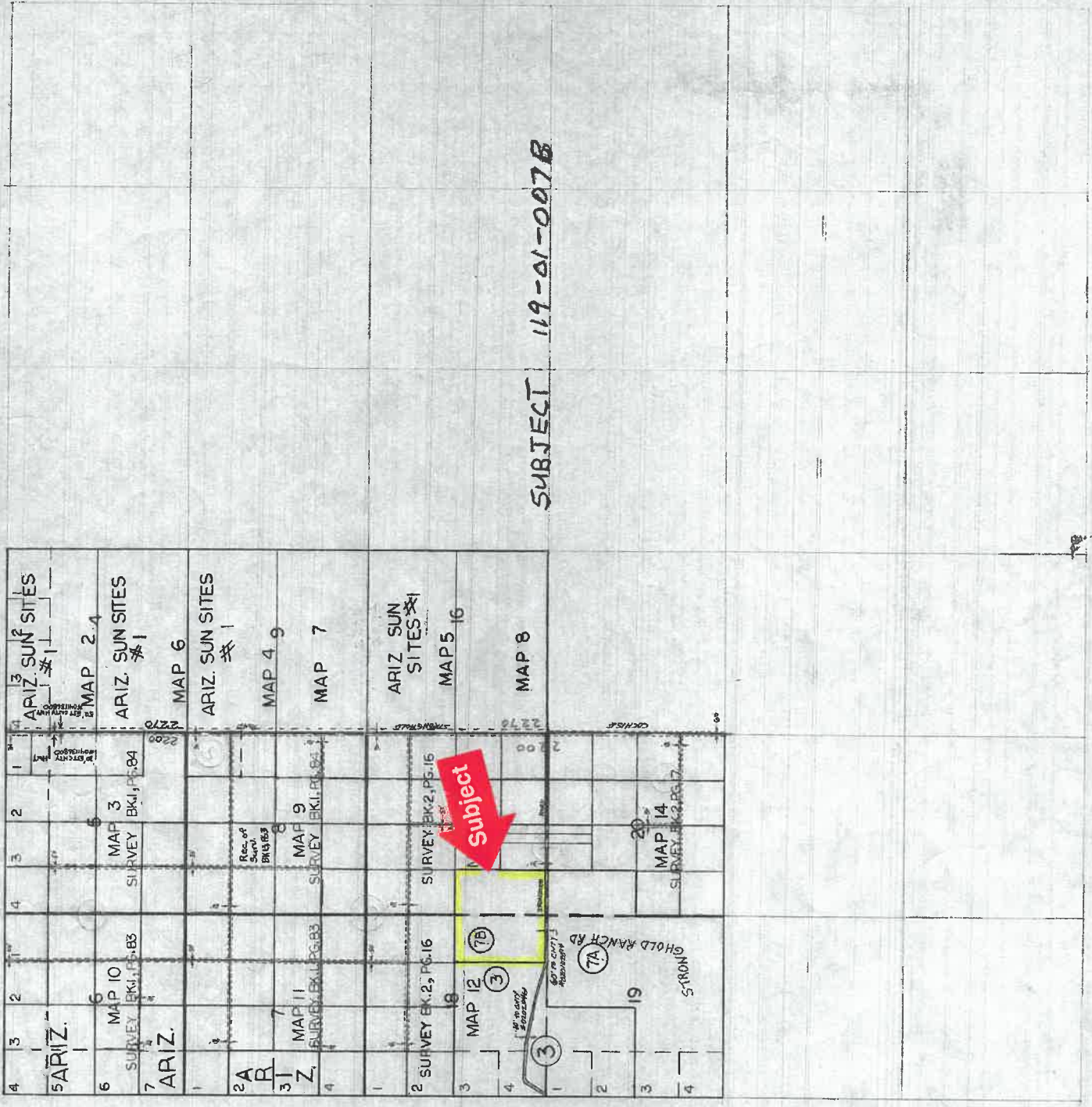
CLAIM OF ERROR: NOTICE OF CLAIM #20241009007 filed by claimant with Assessor (EXHIBIT M) on 10/9/2024. Claimant states he immediately signed a grazing lease with Mr. Douglas Payne and completed an agricultural land use application. Claimant states the Assessor's Office has incorrectly classified and valued subject parcel as non-agricultural land and states the parcel has been continuously used in appropriate fashion by Mr. Payne to run 40 head of cattle.

ASSESSOR REVIEW: Assessor review and response to Claim of Error attached (EXHIBIT N). Claim of error was denied at Assessor level. No documentation of a verifiable error was submitted with the claim. No record of the claimant having filed an agricultural land use application or agricultural lease abstract was found. Proper statutory procedure was followed in the splitting of the parcel at the time of purchase, at the removal from agricultural land classification and proper legal notification has been provided to the claimant. No error was found to exist that would authorize a correction pursuant to ARS 42-16251 (EXHIBIT O) or 42-16254 (EXHIBIT P).

CONCLUSION- RECOMMENDATION TO BOE: Under Arizona law, the classification and valuation of agricultural land is predicated upon the land owner applying and qualifying under specific statutory guidelines. This is similar to qualifying for a property tax exemption, the individual or organization must first make application and qualify for the exemption under specific statutory qualifications. The same applies to property owners wishing to apply for historical property status or senior property valuation freeze status. In all the above instances, failure on the part of the property owner to file for the specific tax benefit results in the denial of the benefit. Failure on the part of the property owner to file the requisite application *is not* deemed an error in the property assessment. In this matter, the claimant failed to file the requisite Agricultural Land Use Application and Agricultural Lease Abstract timely which resulted in a non-agricultural classification and valuation which is required under statute and is consistent with Cochise County procedure.

In this case, the claimant received a 2023 Notice of Change on or after 9/30/2022. No appeal was filed. A 2024 Notice of Value was received on or after 2/27/2023. No appeal was filed. A 2025 Notice of Value was received on or after 3/1/2024. No appeal was filed. It is not until 10/9/2024 does the claimant submit an agricultural land use application (EXHIBIT L). It is not until he receives the 2023 tax bill in 9/2023 that paperwork is filed with the Assessor. It is further disconcerting that information submitted on this exhibit appears fictitious or fraudulent. The subject property, 160 acres, has an annual carrying capacity of approximately 3 head per year, or 36 animal unit months. This grazing value in no way relates to the stated Annual Rent of \$4800 - \$7200. The second page of the application lists Stronghold Farms LLC as the actual owner of the agricultural operation. The Agricultural Lease Abstract identifies the tenant agricultural operator as Cochise Stronghold Ranch LLC, who is Mr. Payne. Mr. Payne does not own cattle, is not a qualified agricultural operator, does not even have a registered brand for cattle. The claimant further submits hand-written lease payment receipts for years 2022, 2023, 2024 which are unsigned and for cash! (EXHIBIT Q).

The conclusion by the Cochise County Assessor in this matter is no verifiable error exists in the classification and valuation of this parcel for Tax Year 2023 or 2024. Tax Year 2022 was an allocated value based on the prior years' agricultural classification and valuation. Tax Year 2025 is not subject to this Notice of Claim pursuant to ARS 42-16256 (EXHIBIT R). The recommendation to the Cochise County Board of Equalization by the Cochise County Assessor is dismissal of this claim.



SUBJECT 119-01-007B

EXHIBIT A

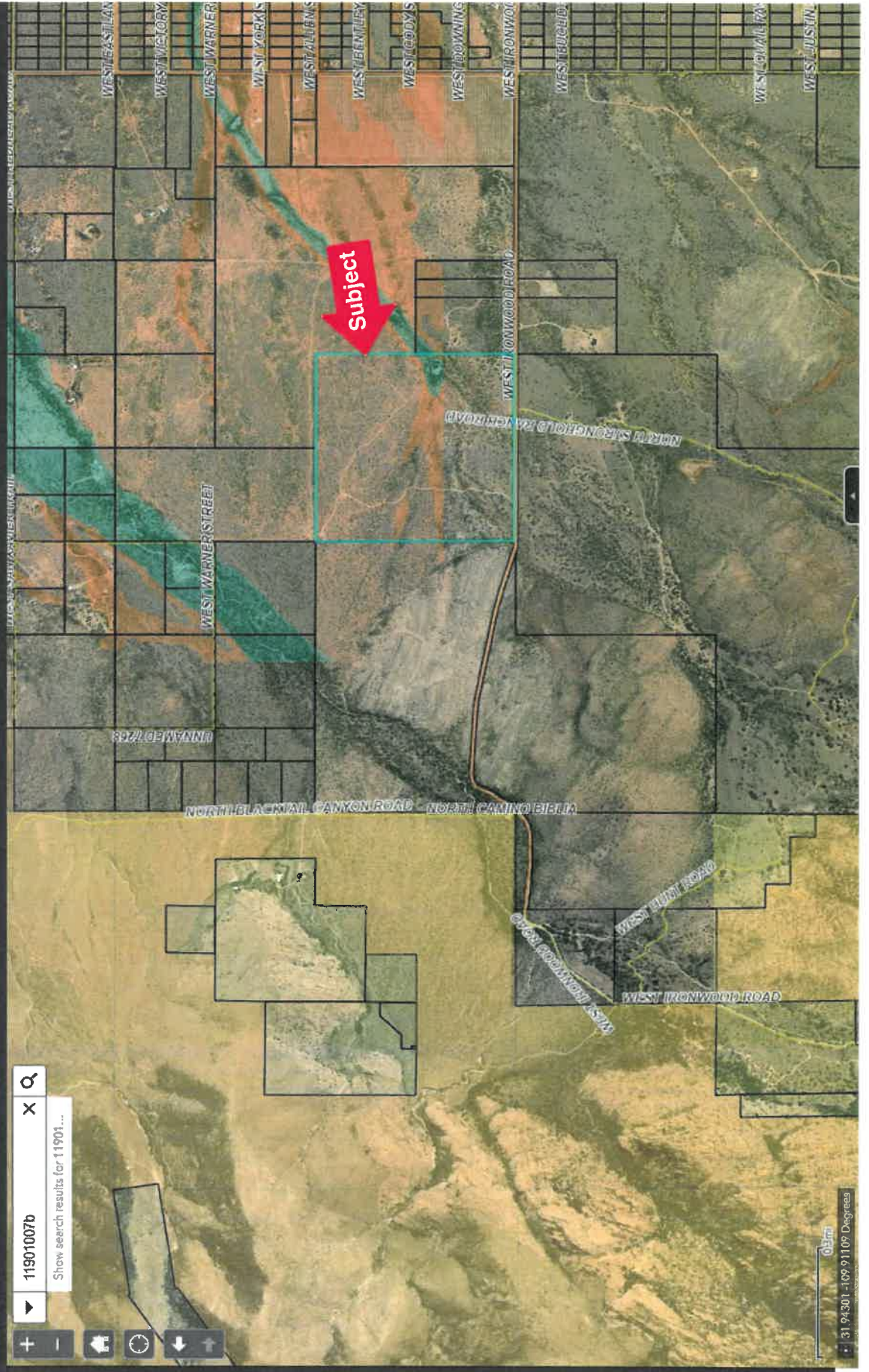
COCHISE COUNTY ASSESSOR
THIS MAP CREATED AS A WORKING RECORD
AND DOES NOT CONSTITUTE A SURVEY

THIS DESCRIPTION IS FROM
OUR WORKING RECORDS AND
DOES NOT CONSTITUTE A SURVEY

SCALE: 1"=2640'

COCHISE COUNTY ASSESSOR'S MAP

11901007b
Show search results for 11901...



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 119-01-007, a portion of
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Cochise Stronghold Ranch, LLC
P.O. Box 924
Pearce, AZ 85625

3. (a) BUYER'S NAME AND ADDRESS:

Stronghold Farms, LLC
20201 N. Scottsdale Healthcare Drive, Suite 260
Scottsdale, AZ 85255

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Vacant Land - Ironwood Road
Pearce, AZ 85625

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Stronghold Farms, LLC
20201 N. Scottsdale Healthcare Drive, Suite 260
Scottsdale, AZ 85255

(b) Next tax payment due October 1, 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member".
 c. To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: _____
 State of Ariz County of Cochise
 Subscribed and sworn to before me on this 27 day of Dec 2021
 Notary Public: Micah Pinatelli
 Notary Expiration Date: 8/2/23



Signature of Buyer/Agent: _____
 State of Ariz County of Cochise
 Subscribed and sworn to before me on this 27 day of Dec 2021
 Notary Public: Micah Pinatelli
 Notary Expiration Date: 8/2/23



FOR RECORDER'S USE ONLY

2021-33629RP
 Page 1 of 2
 Cochise
 12-27-2021 02:11 PM
 2021-33629

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 850,000.00

11. DATE OF SALE (Numeric Digits): 12 / 21
 Month / Year

12. DOWN PAYMENT \$ 225,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s) f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.
363 W. 4th St., Benson, AZ 85602
 Phone: (520) 586-3733

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT B

EXHIBIT "A"
Legal Description

The West half of the Southwest quarter of Section 17, Township 17 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT the Southerly 30.00 feet thereof; and

The East half of the Southeast quarter of Section 18, Township 17 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona,

EXCEPT the Southerly 30.00 feet thereof.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2022**

Account #: R010051051 **Parcel #:** 11901007B **Acct Status:** Active **Report Date:** 01/03/2025 **Initials:** PLEIENDECKER
Acct Type: Agricultural **# of Imps:** 0 **Tax District:** 2200 **Neighborhood:** **PUC:** 4717

<u>Owner's Name and Address</u>	<u>Property Address</u>	<u>Adjustments / Districts</u>	<u>Units</u>
STRONGHOLD FARMS LLC 20201 N SCOTTSDALE HEALTHCARE DR STE 260 SCOTTSDALE AZ 852554140		Code OVR	

Sales Summary

<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Reception #</u>	<u># of Parcels</u>	<u>Grantor</u>
12/27/2021	\$850,000	WARRANTY DEED	2021-33629	1	COCHISE STONGHOLD RANCH LLC

Legal / Subdivision

W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Land Valuation Summary

<u>Legal Class</u>	<u># of Units</u>	<u>Measure</u>	<u>FCV</u>	<u>Asmt %</u>	<u>Assessed Val</u>
02RLA	158.182000	Acres	\$1,704	15.0%	\$256
Land Subtotal:			\$1,704		\$256
Land Override:			N/A		N/A

Improvement Valuation Summary

<u>#</u>	<u>Built As</u>	<u>Quality</u>	<u>%</u>	<u>Sq. Foot</u>	<u>Eff Age</u>	<u>Legal</u>	<u>RCN</u>	<u>Market Value</u>	<u>FCV</u>	<u>Asmt %</u>	<u>Assesd Val</u>
Improvement Subtotal:									\$0		\$0
Improvement Override:											

Total Property Value

Total FCV	\$1,704	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$256
Total LPV	\$1,704	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$256

EXHIBIT C

COCHISE COUNTY PROPERTY TAX STATEMENT 2022



Catherine L. Traywick
Cochise County Treasurer
 PO Box 1778
 Bisbee, AZ 85603



Parcel #: 119-01-007B0 **Roll #:** 121820

STRONGHOLD FARMS LLC
 20201 N SCOTTSDALE HEALTHCARE DR STE 260
 SCOTTSDALE AZ 85255

First Half Due By **11/01/2022** \$0.00
 Second Half Due By **05/01/2023** \$0.00
TOTAL AMOUNT DUE: \$0.00

Situs Address:

2022 Taxable Value: \$256.00
 Tax Rate Per \$100 Taxable Value: \$14.2267

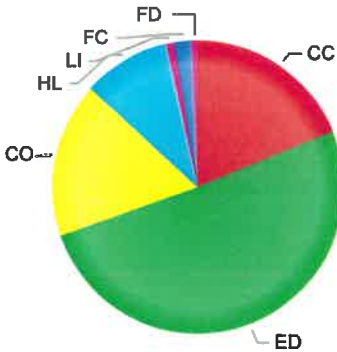
Legal Description: W2 OF SW4 SEC 17 EXC S30' & E2 OF
 SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Total Tax: \$36.40
 Special District: \$0.00
 LESS: State Aid: \$0.00
TOTAL DUE: \$36.40

TAX AND OTHER CHARGES DETAIL

Area Code: 2200
 Distribution of Tax: \$36.40
 Voter Approved: \$4.94

Key	Taxing Authority	2021 Taxes	2022 Taxes	% of Tax	Phone #'s
CC	COCHISE COUNTY	0.00	6.84	18.79%	520-432-9200
CO	COCHISE COUNTY JUNIOR COLLEGE	0.00	6.22	17.09%	520-515-5401
ED	VALLEY UHS	0.00	7.76	21.32%	520-642-3492
ED	COCHISE CNTY JOINT TECHNOLOGY	0.00	0.12	0.33%	520-766-1999
ED	PEARCE SD #22	0.00	10.64	29.23%	520-826-3328
FC	COCHISE COUNTY FCD #80-49	0.00	0.66	1.81%	520-432-9326
FD	FIRE DISTRICT ASSISTANCE FUND	0.00	0.26	0.71%	520-432-8987
HL	NO COCHISE CNTY HOSPITAL DIST	0.00	3.54	9.73%	520-384-3541
LI	COCHISE COUNTY LIBRARY DIST	0.00	0.36	0.99%	520-432-8930
TOTALS		0.00	36.40		



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

For parcel information, receipts and payment options, please visit our website <https://parcelinquirytreasurer.cochise.az.gov>

42-12153. Application for classification of property used for agricultural purposes

A. The county assessor shall make agricultural use application forms available that require the following information in addition to any other information prescribed by the department:

1. The size of the property.
2. The type of crops grown on the property.
3. The type and number of animal units raised on the property.
4. The number of acres leased for agricultural purposes and the terms of the lease for each parcel leased.
5. A verification that the property meets the requirements prescribed in section 42-12152.

B. The owner of property or the owner's designated agent under section 42-16001 shall file a completed agricultural use application form with the county assessor before the property may be classified as being used for agricultural purposes. If the ownership of a property changes, an agricultural use application form must be filed by the new owner within sixty days after the change in ownership to maintain the agricultural use status. If the owner or the owner's agent fails to file an application form as prescribed in this subsection, the assessor shall not classify the property, on notice of valuation, as being used for agricultural purposes. The owner or agent may appeal the classification as prescribed by chapter 16, article 2 or 5 of this title regardless of whether the owner or agent filed an application form.

EXHIBIT D

42-13102. Statement of agricultural lease

A. Each lease of agricultural land or agreement to rent agricultural land for a period of more than ninety days shall be abstracted in a written statement in a form approved by the department containing at least the following information:

1. The name and address of the lessor and lessee.
2. The complete legal description of the property.
3. The situs address, if any, of the property.
4. The cash or cash equivalent of the lease payments.
5. The conditions of the lease, including the relationship, if any, of the parties.
6. The lessor expenses associated with the property excluding land cost, interest on land cost, income tax depreciation and capital improvements.

B. The county assessor shall not use the information listed pursuant to chapter 15, article 2 of this title to supplement the information obtained pursuant to this section.

C. The owner or lessor or an agent of the owner or lessor shall file the statement with the county assessor for use by the assessor for the valuation process under section 42-13101. If the ownership or the lessor or lessee of the property changes or if there is a change in the lease as abstracted pursuant to subsection A of this section, a new statement shall be filed with the assessor within three months after the change or before January 31, whichever is later.

D. The assessor shall transmit a copy of the statement to the department.

EXHIBIT E

11901007B

PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR
PO BOX 168
BISBEE, AZ 85603
(520) 432-8650

2023 NOTICE OF CHANGE

RETURN SERVICE REQUESTED

Presorted First Class
U.S. Postage
PAID
The Master's Touch, LLC

See reverse side for definitions and instructions

APPEAL DEADLINE: 10/25/2022

Property Located in: COCHISE COUNTY	Tax Year 2023	Parcel ID BK MP Parcel 11901007B	Notice Date 09/30/2022
---	-------------------------	--	----------------------------------

	LEGAL CLASS	ORIGINAL 2023 VALUE			AMENDED 2023 VALUE			
		VALUE	ASST. RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASST. RATIO	ASSESSED VALUE
LAND FCV	02R	1,704	15.00	256	02R	367,779	15.00	55,167
IMPR FCV	02R	0	0.00	0		0	0.00	0
TOTAL FCV	02R	1,704	15.00	256	02R	367,779	15.00	55,167
LIMITED VALUE	02R	1,704	15.00	256	02R	357,553	15.00	53,633

SECTION: TOWNSHIP: 17 RANGE: 24 ACRES: 158.180000

LEGAL DESCRIPTION W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S



115*1**G50**AUTO**ALL FOR AADC 852
STRONGHOLD FARMS LLC
20201 N SCOTTSDALE HEALTHCARE DR STE 260
SCOTTSDALE AZ 85255-4140

EXHIBIT F

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2023**

Account #: R010051051 **Parcel #:** 11901007B **Acct Status:** Active **Report Date:** 01/03/2025 **Initials:** PLEIENDECKER
Acct Type: Vacant **# of Imps:** 0 **Tax District:** 2200 **Neighborhood:** 0601.00 Vacant **PUC:** 0004

Owner's Name and Address	Property Address	Adjustments / Districts
STRONGHOLD FARMS LLC 20201 N SCOTTSDALE HEALTHCARE DR STE 260 SCOTTSDALE AZ 852554140		Code B1 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	# of Parcels	Grantor
12/27/2021	\$850,000	WARRANTY DEED	2021-33629	1	COCHISE STONGHOLD RANCH LLC

Legal / Subdivision

W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Land Valuation Summary

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	158.182000		\$367,779	15.0%	\$55,167
		Land Subtotal:	\$367,779		\$55,167
		Land Override:	N/A		N/A

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market Value	FCV	Asmt %	Assesd Val
								Improvement Subtotal:	\$0		\$0
								Improvement Override:			

Total Property Value

Total FCV	\$367,779	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$55,167
Total LPV	\$357,553	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$53,633

EXHIBIT G

COCHISE COUNTY PROPERTY TAX STATEMENT 2023



Catherine L. Traywick
Cochise County Treasurer
PO Box 1778
Bisbee, AZ 85603



Parcel #: 119-01-007B0 Roll #: 121200

STRONGHOLD FARMS LLC
20201 N SCOTTSDALE HEALTHCARE DR STE 260
SCOTTSDALE AZ 85255

First Half Due By **11/01/2023** \$0.00
 Second Half Due By **05/01/2024** \$0.00
TOTAL AMOUNT DUE: \$0.00

Situs Address:

2023 Taxable Value: \$53,633.00
 Tax Rate Per \$100 Taxable Value: \$14.0473

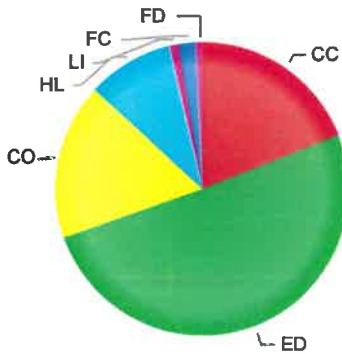
Legal Description: W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Total Tax: \$7,533.98
 Special District: \$0.00
 LESS: State Aid: \$0.00
TOTAL DUE: \$7,533.98

TAX AND OTHER CHARGES DETAIL

Area Code: 2200
 Distribution of Tax: \$7,533.98
 Voter Approved: \$1,017.26

Key	Taxing Authority	2022 Taxes	2023 Taxes	% of Tax	Phone #'s
CC	COCHISE COUNTY	6.84	1,434.52	19.04%	520-432-9200
CO	COCHISE COUNTY JUNIOR COLLEGE	6.22	1,293.74	17.17%	520-515-5401
ED	PEARCE SD #22	10.64	2,230.96	29.61%	520-826-3328
ED	VALLEY UHS	7.76	1,557.50	20.67%	520-642-3492
ED	COCHISE CNTY JOINT TECHNOLOGY	0.12	26.82	0.36%	520-766-1999
FC	COCHISE COUNTY FCD #80-49	0.66	139.28	1.85%	520-432-9326
FD	FIRE DISTRICT ASSISTANCE FUND	0.26	53.64	0.71%	520-432-8987
HL	NO COCHISE CNTY HOSPITAL DIST	3.54	719.70	9.55%	520-384-3541
LI	COCHISE COUNTY LIBRARY DIST	0.36	77.82	1.03%	520-432-8930
TOTALS		36.40	7,533.98		



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

For parcel information, receipts and payment options, please visit our website <https://parcelinquirytreasurer.cochise.az.gov>

PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR
PO BOX 168
BISBEE, AZ 85603
(520) 432-8650

NOTICE OF VALUE
 THIS IS NOT A TAX BILL
 RETURN SERVICE REQUESTED

Presorted First Class
 U.S. Postage
PAID
 The Master's Touch, LLC

See reverse side for definitions and instructions.

Your Appeal Deadline is April 28, 2023

Property Located in: COCHISE COUNTY	Tax Year: 2024	Parcel ID: BK MP Parcel 11901007B	Notice Date: 02/27/2023
---	--------------------------	---	-----------------------------------

2-23-23_v4

	2023 VALUATION				2024 VALUATION			
	Legal Class	Value	Asst Ratio	Assessed Value	Legal Class	Value	Asst Ratio	Assessed Value
LAND FCV	02R	367,779	15.0	55,167	02R	367,779	15.0	55,167
IMPR FCV								
TOTAL FCV	02R	367,779	15.0	55,167	02R	367,779	15.0	55,167
LIMITED VALUE	02R	357,553	15.0	53,633	02R	367,779	15.0	55,167

SECTION: TOWNSHIP: 17 RANGE: 24 ACRES: 158.180000
 W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S

LEGAL DESCRIPTION
 SITUS:



7516*13**G50**AUTO**ALL FOR AADC 852
 STRONGHOLD FARMS LLC
 20201 N SCOTTSDALE HEALTHCARE DR STE 260
 SCOTTSDALE AZ 85255-4140

EXHIBIT H

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2024**

Account #: R010051051 **Parcel #:** 11901007B **Acct Status:** Active **Report Date:** 01/03/2025 **Initials:** PLEIENDECKER
Acct Type: Vacant **# of Imps:** 0 **Tax District:** 2200 **Neighborhood:** 0601.00 Vacant **PUC:** 0004

Owner's Name and Address	Property Address	Adjustments / Districts	
STRONGHOLD FARMS LLC 20201 N SCOTTSDALE HEALTHCARE DR STE 260 SCOTTSDALE AZ 852554140		Code A1 X	Units 0.00

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	# of Parcels	Grantor
12/27/2021	\$850,000	WARRANTY DEED	2021-33629	1	COCHISE STONGHOLD RANCH LLC

Legal / Subdivision

W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Land Valuation Summary

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	158.182000		\$367,779	15.0%	\$55,167
		Land Subtotal:	\$367,779		\$55,167
		Land Override:	N/A		N/A

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market Value	FCV	Asmt %	Assessed Val
								Improvement Subtotal:	\$0		\$0
								Improvement Override:			

Total Property Value

Total FCV	\$367,779	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$55,167
Total LPV	\$367,779	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$55,167

EXHIBIT I

COCHISE COUNTY PROPERTY TAX STATEMENT 2024



Catherine L. Traywick
Cochise County Treasurer
PO Box 1778
Bisbee, AZ 85603



Parcel #: 119-01-007B0 Roll #: 120750

STRONGHOLD FARMS LLC
9475 E MARIPOSA GRANDE DR
SCOTTSDALE AZ 85255

First Half Due By 11/01/2024 \$0.00
Second Half Due By 05/01/2025 \$0.00
TOTAL AMOUNT DUE: \$0.00

Situs Address:

2024 Taxable Value: \$55,167.00
Tax Rate Per \$100 Taxable Value: \$13.9350

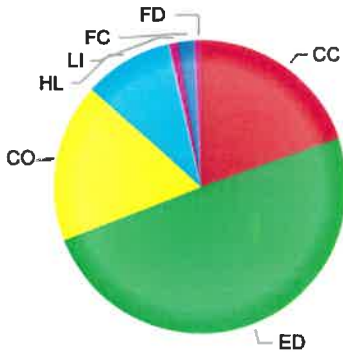
Legal Description: W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Total Tax: \$7,687.54
Special District: \$0.00
LESS: State Aid: \$0.00
TOTAL DUE: \$7,687.54

TAX AND OTHER CHARGES DETAIL

Area Code: 2200
Distribution of Tax: \$7,687.54
Voter Approved: \$1,055.30

Key	Taxing Authority	2023 Taxes	2024 Taxes	% of Tax	Phone #'s
CC	COCHISE COUNTY	1,434.52	1,505.08	19.58%	520-432-9200
CO	COCHISE COUNTY JUNIOR COLLEGE	1,293.74	1,348.50	17.54%	520-515-5401
ED	PEARCE SD #22	2,230.96	2,294.78	29.85%	520-826-3328
ED	VALLEY UHS	1,557.50	1,483.88	19.30%	520-642-3492
ED	COCHISE CNTY JOINT TECHNOLOGY	26.82	27.58	0.36%	520-766-1999
FC	COCHISE COUNTY FCD #80-49	139.28	143.28	1.86%	520-432-9326
FD	FIRE DISTRICT ASSISTANCE FUND	53.64	55.18	0.72%	520-432-8987
HL	NO COCHISE CNTY HOSPITAL DIST	719.70	749.22	9.75%	520-384-3541
LI	COCHISE COUNTY LIBRARY DIST	77.82	80.04	1.04%	520-432-8930
TOTALS		7,533.98	7,687.54		



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

For parcel information, receipts and payment options, please visit our website <https://parcelinquirytreasurer.cochise.az.gov>

PHILIP S. LEIENDECKER
COCHISE COUNTY ASSESSOR
PO BOX 168
BISBEE, AZ 85603
(520) 432-8650

NOTICE OF VALUE
 THIS IS NOT A TAX BILL
 RETURN SERVICE REQUESTED

Presorted First Class
 U.S. Postage
PAID
 The Master's Touch, LLC

See reverse side for definitions and instructions.

Your Appeal Deadline is April 30, 2024

Property Located in: COCHISE COUNTY	Tax Year: 2025	Parcel ID: BK MP Parcel 11901007B	Notice Date: 03/01/2024
---	--------------------------	---	-----------------------------------

2-20-24_v2

	2024 VALUATION				2025 VALUATION			
	Legal Class	Value	Asst Ratio	Assessed Value	Legal Class	Value	Asst Ratio	Assessed Value
LAND FCV	02R	367,779	15.0	55,167	02R	367,779	15.0	55,167
IMPR FCV								
TOTAL FCV	02R	367,779	15.0	55,167	02R	367,779	15.0	55,167
LIMITED VALUE	02R	367,779	15.0	55,167	02R	367,779	15.0	55,167

SECTION: TOWNSHIP: 17 RANGE: 24 ACRES: 158.180000

LEGAL DESCRIPTION
 SITUS:
 W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S



7126*16**G50**AUTO**ALL FOR AADC 852
 STRONGHOLD FARMS LLC
 20201 N SCOTTSDALE HEALTHCARE DR STE 260
 SCOTTSDALE AZ 85255-4140

EXHIBIT J

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2025**

Account #: R010051051 **Parcel #:** 11901007B **Acct Status:** Active **Report Date:** 01/03/2025 **Initials:** PLEIENDECKER
Acct Type: Vacant **# of Imps:** 0 **Tax District:** 2200 **Neighborhood:** 0601.00 Vacant **PUC:** 0004

<u>Owner's Name and Address</u>	<u>Property Address</u>	<u>Adjustments / Districts</u>	
STRONGHOLD FARMS LLC 9475 E MARIPOSA GRANDE DR SCOTTSDALE AZ 852553601		Code A1 X	Units 0.00

Sales Summary

<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Reception #</u>	<u># of Parcels</u>	<u>Grantor</u>
12/27/2021	\$850,000	WARRANTY DEED	2021-33629	1	COCHISE STONGHOLD RANCH LLC

Legal / Subdivision

W2 OF SW4 SEC 17 EXC S30' & E2 OF SE4 SEC 18 EXC S30' ALL IN T17 R24 158.182AC

Land Valuation Summary

<u>Legal Class</u>	<u># of Units</u>	<u>Measure</u>	<u>FCV</u>	<u>Asmt %</u>	<u>Assessed Val</u>
02RL	158.182000	Acres	\$367,779	15.0%	\$55,167
Land Subtotal:			\$367,779		\$55,167
Land Override:			N/A		N/A

Improvement Valuation Summary

<u>#</u>	<u>Built As</u>	<u>Quality</u>	<u>%</u>	<u>Sq. Foot</u>	<u>Eff Age</u>	<u>Legal</u>	<u>RCN</u>	<u>Market Value</u>	<u>FCV</u>	<u>Asmt %</u>	<u>Assesd Val</u>
								Improvement Subtotal:	\$0		\$0
								Improvement Override:			

Total Property Value

Total FCV	\$367,779	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$55,167
Total LPV	\$367,779	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$55,167

EXHIBIT K

AGRICULTURAL LAND USE APPLICATION 2025

#25-020

File Date: 1-1-22 County: Cochise

ASSESSOR'S USE ONLY
RECEIVED
Agricultural Unit Number: _____

OWNER: NAME & ADDRESS-- PLEASE PRINT
Stronghold Farms LLC
9475 E Mariposa Grande Dr
Scottsdale AZ 85255

Check here if you are choosing the Quick File Option
(See the instructions)

NOV 20 2023

**COCHISE COUNTY
ASSESSOR**

Totals: Parts A, B & C (combined)

Agricultural Land - Total Acres	160
Carrying Capacity - Annual AUM's	40-60

See instructions for carrying capacity pertaining to grazing land

Listing of Agricultural Land
Use Continuation Page(s) (form DOR 82916-C) if necessary

A. Deeded Land You Own

Item #	Land Parcels	Land Use (see codes)	Acres (AG Land)	Homesite Acreage	ASSESSOR'S USE ONLY			
	Assessor's Parcel ID Number				Parcel Size	App	Den	PUC
1	<u>119 01 007 B</u>	<u>GR</u>	<u>160</u>		<u>158.182</u>		<input checked="" type="checkbox"/>	<u>0004</u>
2								
3								
4								

B. Deeded Land Leased to You

If located in a different county than the land in Part A, which county?

Item #	Land Parcels	Land Use (see codes)	Acres Leased	Lease Term Dates		Owner's Name
	Assessor's Parcel ID Number			Begin	End	
1						
2						
3						

C. Government Land Leased to You (or subleased to you)

Item #	Gov't Agency e.g. BLM, Forest Service, State Land Dept.	Lease ID e.g. Lease Number, Permit #, Allotment # / Name	Lease Term Dates		Acres	Carrying Capacity
			Begin	End		Annual AUM's
1						
2						
3						

Affirm and Attest

Before marking the checkboxes here, you are advised to read the Agricultural Property Classification statutes set forth in A.R.S. Title 42, Chapter 12, Article 4. Online source: www.azleg.gov/ArizonaRevisedStatutes.asp Note: If you leave any boxes unchecked, you must provide an explanation on a separate sheet of paper and attach it to your application.

- 1. I hereby affirm this is a true and complete statement, to the best of my knowledge, of the property that is owned, claimed by, or in possession or control of the undersigned.
- 2. I hereby affirm that the property meets the requirements prescribed in A.R.S. § 42-12162, "Criteria for classification of property used for agricultural purposes".
- 3. I affirm and attest that the property is in active production with an expectation of profit.

Signature of Owner or Representative: [Signature] Date: 1/1/22

Print Name (and title, if applicable): Aaron Latowsky

480 777 1212

State Board of Appraisal
(for Property Tax Agents only)
Include a current Agency Authorization (82130AA)

Email address: latowsky@hotmail.com

EXHIBIT L

AGRICULTURAL LAND USE APPLICATION - Supplement Page

File Date: 1-1-22 County: Lochise Key Parcel: 119 01 007B
Stronghold Farms LLC
 OWNER: Name - Please Print

• First parcel listed on Application

Section 1

Type of landowner: For the purpose of this form, there are two terms to distinguish the type of landowner.

Owner-Producer: A landowner who is the agricultural producer utilizing the land in his/her agricultural operation. Also known as owner-user or owner-operator.

Owner-Lessor: A landowner who leases the land to either: 1) an end-user tenant for use in the tenant's agricultural operation, or 2) a sandwich leaseholder tenant who subleases the land to a subtenant agricultural user.

Which scenario fits your application?

The Agricultural application form has the flexibility to be used under the following scenarios. Please mark the appropriate checkbox. In the case of Scenario 3, #2 may also apply.

- 1. An owner-producer's application on a new agricultural property unit, i.e. all the land in the operation.
- 2. An owner-lessor's application on property used in a tenant's or subtenant's agricultural operation.
- 3. An application prompted by an ownership change on an existing agricultural property to maintain the agricultural classification.
- 4. An owner-producer's application on newly added property to his/her existing agricultural operation.

Section 2

Introduction: Upon receiving an application, one of the assessor's foremost considerations is to examine whether a property meets the definition of "agricultural real property", as set forth in A.R.S. § 42-12151 for property tax purposes. This definition specifies eleven different agricultural property types, each pertaining to the entire real property unit or "the whole", meaning all of the land being utilized in a particular agricultural economic operation (i.e. a farm, ranch, or agri-business).

Thus, it is important for the assessor to know what the "whole" agricultural property unit is. As such, you are encouraged to complete a brief section pertaining to the entire operation overall. For an owner-producer, complete the *Owner's Agricultural Operation* block at the bottom of this page. For an owner-lessor, complete the *Tenant's Agricultural Operation* block on the Agricultural Lease Abstract form.

Whole or a Portion?

If the land listed on your application is a portion of an agricultural property unit, the information you provide pertaining to the "whole" property unit is imperative. Recognize that if the assessor is unable to gain sufficient knowledge of "the whole" in order to test whether it meets the definition of "agricultural real property", it then follows that a portion would not be approved for agricultural classification.

The following question pertains to all the land listed on your Application in Parts A, B & C:

Does this land represent the "whole" agricultural property unit, or a portion of the agricultural property unit? Check the appropriate box.

Whole Portion

Owner's Agricultural Operation (overall) - General Information	To Be Completed By Owner-Producer
Farm or Ranch Name: <u>Stronghold Farms, LLC</u>	Total Acreage: <u>160</u> <small>(approximately)</small>
Principal Agricultural Activity:	
<input checked="" type="checkbox"/> Raising Livestock - Approximate # of Animal Units: <u>40-60</u> <small>(see Animal Unit definition)</small>	Type of Livestock: <u>Cattle</u>
<input type="checkbox"/> Raising Crops - Type of Crops: _____	
<input type="checkbox"/> Other - Describe: _____	

AGRICULTURAL LEASE ABSTRACT - Page 1

This Document is Not Open to Public Inspection

File Date: 1/1/22 County: Cochise Key Parcel: 119 01 007B
 • First parcel listed on Page 2

LESSOR: NAME & ADDRESS - PLEASE PRINT		TENANT: NAME & ADDRESS - PLEASE PRINT	
Stronghold Farms LLC		Cochise Stronghold Ranch LLC	
9475 E Mariposa Grande Dr		PO Box 924	
Scottsdale AZ 85255		Pearce AZ 85625	
<small>NAME</small>	<small>ADDRESS</small>	<small>NAME</small>	<small>ADDRESS</small>
<small>CITY</small>	<small>STATE</small>	<small>CITY</small>	<small>STATE</small>

Are the Lessor and the Tenant related? Yes No

If Yes, state relationship: _____
 (spouses, family members, related business entities, etc)

• NOTE: This is a two-page form. You must complete both pages.
 • Refer to the Information & Instructions as you complete the form.

LEASE TERM: START DATE: 1 1 2022 END DATE: _____

LAND FOR THIS LEASE: Summary of Land Listed on Page 2 and any Continuation Pages

Property Location: _____ (Address or Twp & Range)
 Acres Leased to Tenant: 160 Land Use: GR (see codes)
 Carrying Capacity – Annual AUM's: 40-60 (applicable for grazing land - see instructions)

Annual Rent	\$ 4800 - 7200	If rent is paid in a form other than cash, report the approx cash equivalent. Provide explanation in the box below.
Rent Per Acre	\$	
For Grazing Land: Rent Per AUM	\$ 10/head/month	

- LEASE CONDITIONS:** 1) Is the lease part of a sale/leaseback transaction? Yes No
- 2) In addition to the rent, does the tenant pay the following items, either directly or by reimbursing the lessor?
- * Property Tax Yes No
 - * Sales Tax (on the rent) Yes No
 - * Irrigation District Assessment Yes No
- 3) Other Conditions (rent increases, option to renew, residence included in the rent, etc) _____

LESSOR EXPENSES: Report anticipated annual costs paid by the lessor that are directly related to the production of the rent. These may include items such as property tax, rental sales tax, irrigation district assessment, grazing fees plus surcharge for government land subleased to the tenant, property management, maintenance of wells and irrigation ditches, etc. Do not report items paid by the tenant. Do not report land cost, interest on land cost, cost of capital improvements, or income tax depreciation.

Expense Item	Amount	Expense Item	Amount
property tax	\$		\$
fence maintenance	\$		\$
	\$		\$

I hereby affirm that this is a true and complete statement, to the best of my knowledge, of the property that is owned, claimed by, or in the possession or control of the undersigned.

Signature of Lessor or Representative: [Signature] Date: 1/1/22 Print Name and Title (if applicable): Aaron Latowsky Telephone: 480 772 6363
 State Board of Appraisal # _____ Include a current Agency Authorization (82130AA) Email address: latowsky@hotmail.com

AGRICULTURAL LEASE ABSTRACT - Page 2

This Document is Not Open to Public Inspection

File Date: 11/1/22 County: Cochise

ASSESSOR'S USE ONLY
Agricultural Unit Number: _____

LESSOR: NAME - PLEASE PRINT <u>Stronghold Farms LLC</u>	TENANT: NAME - PLEASE PRINT <u>Cochise Stronghold Ranch LLC</u>
---	---

Listing of Land for this Lease
Use Continuation Page(s) (DOR 82917-C) if necessary

Totals: Parts A, B & C (combined)

Total Acres Leased to Tenant	<u>160</u>
Carrying Capacity – Annual AUM's	<u>40-60</u>

See instructions for carrying capacity pertaining to grazing land

A. Deeded Land Owned by Lessor

Item #	Land Parcels Assessor's Parcel ID Number	Land Use (see codes)	Acres Leased to Tenant	ASSESSOR'S USE ONLY		
				PUC	Parcel Size	Comment
1	<u>119 01 007B</u>	<u>GR</u>	<u>160</u>			
2						
3						
4						
5						
6						
7						

B. Deeded Land Leased to Lessor, Subleased to Tenant

Item #	Land Parcels Assessor's Parcel ID Number	County	Owner's Name	Land Use (see codes)	Acres Leased to Tenant
1					
2					
3					

C. Government Land Leased to Lessor, Subleased to Tenant

Item #	Government Agency e.g. BLM, AZ State Land Dept	Lease ID e.g. Lease Number, Permit Number, Allotment Number / Name	Carrying Capacity	
			Annual AUM's	Acres Leased to Tenant
1				
2				
3				
4				

Tenant's Agricultural Operation (overall) - General Information	To Be Completed By Lessor
Farm or Ranch Name: <u>Stronghold Farms LLC</u>	Total Acreage: <u>160</u> (approximately)
Principal Agricultural Activity:	
<input checked="" type="checkbox"/> Raising Livestock – Approximate # of Animal Units: <u>40-60</u> (see Animal Unit definition)	Type of Livestock: <u>Cattle</u>
<input type="checkbox"/> Raising Crops – Type of Crops: _____	
<input type="checkbox"/> Other – Describe: _____	

TAXPAYER NOTICE OF CLAIM - REAL PROPERTY

Pursuant to A.R.S. § 42-16254

FOR OFFICIAL USE ONLY

Filed with the following Tax Officer:

- COUNTY ASSESSOR (e.g. land, residential, commercial, etc.)
- DEPARTMENT OF REVENUE (e.g. mines, utilities, railroads, etc.)
- COUNTY BOARD OF SUPERVISORS (errors concerning the imposition of any of tax rate)

DATE RECEIVED 10/09/2024
NUMBER 20241009007

DATE FILED: 10-1-24 NOTE: IF MAILED, SEND CERTIFIED

COUNTY: Cochise PARCEL ID: 11901007B OR ACCOUNT NUMBER _____

IF THIS IS A MULTIPLE PARCEL CLAIM, CHECK HERE AND ATTACH A TAXPAYER NOTICE OF CLAIM MULTIPLE PARCEL FORM (82179BB).

PROPERTY ADDRESS OR LEGAL DESCRIPTION: W2 OF SW4 SEC 17 EXC 530' & E2 OF SE4 SEC 18 EXC 530' ALL

OWNER'S NAME AND ADDRESS AS SHOWN ON TAX ROLL:

Stronghold Farms LLC
20201 N Scottsdale Healthcare Dr
STE 260 Scottsdale AZ 85255

MAIL DECISION TO:

Stronghold Farms LLC
9475 E Mariposa Grande Dr
Scottsdale AZ 85255

5. BASIS FOR CLAIM AND REQUESTED CORRECTION:

TAX YEAR	FROM (Currently)	LAND	TO (Proposed correction):	LAND
2025 Current Year	PROPERTY CLASS <u>0004</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$55,167</u> LPV <u>\$55,167</u>	PROPERTY CLASS <u>4717</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$256</u> LPV <u>\$256</u>
2024 One Year Prior	PROPERTY CLASS <u>0004</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$55,167</u> LPV <u>\$55,167</u>	PROPERTY CLASS <u>4717</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$256</u> LPV <u>\$256</u>
2023 Two Years Prior	PROPERTY CLASS <u>0004</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$55,167</u> LPV <u>\$53,633</u>	PROPERTY CLASS <u>4717</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$256</u> LPV <u>\$256</u>
2022 Three Years Prior	PROPERTY CLASS <u>4717</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$256</u> LPV <u>\$256</u>	PROPERTY CLASS <u>4717</u> FCV ASMT. RATIO _____ LPV ASMT. RATIO _____	IMPS _____ FCV <u>\$256</u> LPV <u>\$256</u>

6. COMPLETED BY: (Owner, Agent, or Attorney)

Aaron Latowsky, Owner 9475 E Mariposa Grande Dr 480-772-6363
NAME/ADDRESS Scottsdale, AZ 85255 PHONE NUMBER

AGENTS ONLY: DEPT. OF FINANCIAL INSTITUTIONS REGISTRATION NUMBER _____ SBOE NUMBER _____
Include a current Agency Authorization Form (82130AA) with this notice. (PIMA AND MARICOPA COUNTIES ONLY)

7. Notice is hereby given to the Tax Officer that an error has occurred in the assessment of the property identified by parcel number in this claim. A description of the error and evidence to support the claim is provided above or is attached.

SIGNATURE OF OWNER OR REPRESENTATIVE [Signature] EMAIL ADDRESS latowsky@hotmail.com PHONE NUMBER 480-772-6363

DO NOT WRITE BELOW THIS LINE - FOR TAX OFFICERS'S USE ONLY

- TAX OFFICER CONSENTS TO CLAIM OF ERROR.
- TAX OFFICER DISPUTES CLAIM OF ERROR BASED ON THE FOLLOWING:

- NOTICE OF MEETING: A meeting to discuss your claim has been scheduled as follows.

Date _____ Time _____ Location _____
Name and title of Tax Officer's Representative (Please Print or Type) _____
Signature of Tax Officer's Representative _____ Date _____ Phone Number _____

EXHIBIT M

RECEIVED
OCT 09 2024

COCHISE COUNTY
ASSessor's Office

10-1-24

Stronghold Farms, LLC

9475 E Mariposa Grande Dr

Scottsdale, AZ 85255

Re: Taxpayer Notice of Claim

Dear Sir or Madame,

My wife and I purchased approximately 80 acres at the intersection of W Ironwood Road and N Cochise Stronghold Road, Pearce, Arizona through a newly created business, Stronghold Farms, LLC in 2013. Parcel 119-13-004M2. We had a plan to start a pistachio orchard. In the beginning, we leased the land out for grazing while we got our affairs in order. Prior to us purchasing the land, Mr and Mrs Kenney and Terry Cavey had leased it for grazing so we elected to continue a grazing lease with them. I completed the agricultural land use application and was granted agricultural status without issue. Over time we drilled a well, removed the vegetation, graded the lot, installed irrigation, and finally displaced the cattle with nearly ten thousand pistachio seedlings. Now, the trees are producing pistachios and we are so proud of our agricultural accomplishment!

In the end of 2021, we elected to buy more acres in hopes of further developing our pistachio operation. We came across a parcel for sale very nearby to our orchard consisting of approximately 160 acres and owned by Mr Douglas Payne of Cochise Stronghold Ranch. We purchased this parcel, 119-01-007B0 the end of 2021. Of note he had run cattle here since approximately 2015 under agricultural status. I immediately signed a lease with Mr Douglas Payne so that his cattle could continue to graze the land while we work on our pistachio plans. I completed another agricultural land use application for this parcel just as I had completed in 2013 for our first parcel. For 2022, we were taxed correctly under agricultural status.

In the summer of 2023, received an incorrect tax bill and I noted that the status had been changed to vacant land which was an error, as it had been grazed and used by Mr Douglas Payne continuously for years and through the present for his cattle operation. Further it has a shared water tank straddling a fence line that waters both Mr Payne's cattle and his business partner, Mr Kenney Cavey's cattle in the adjacent pasture. It also has a large water catchment tank at the opposite corner where Mr Payne's cattle water routinely. Finally, it has a new and major set of corrals used by both Mr Payne and Mr Cavey to work their cattle. This lot is critical to both of their operations.

I called the assessors office in the summer of 2023 concerned about this error. I was told that the assessors office was behind and that I should not worry as it would be corrected when they were able to catch up. I called a second time in September of 2023 requesting an update but I was told the assessors office was running behind and that I shouldn't worry as this error would be corrected. On Monday November 6th 2023, I called a third time. This time I noted the person I spoke with, Annette

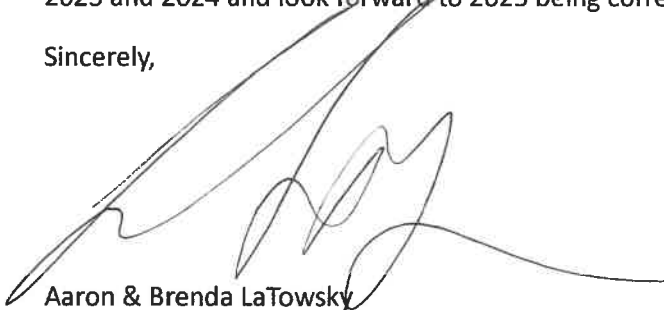
Shannon. She was very pleasant and explained clearly there had been an error and that I shouldn't worry. She noted she could not find the lease and the agricultural land use application that I had filed (and that was accepted) the year prior. I explained I could make a copy and mail it to her, but she informed me that the county assessor's office would require all original documents so I would have to fill out another application and provide another copy of the lease. I returned all documentation by the following day, Tuesday November 7th, 2023. She informed me this was all the paperwork that she needed and that "we will notify you by mail when we have finished our process with the land use application."

I then waited patiently. I became nervous when the second half of 2023 produced another Cochise County tax bill that was incorrect. My concerns continued as I received the first and then the second tax bills in 2024 all four of which were incorrect. I called the assessors office perhaps three or four times throughout 2024. I was told not to worry, that everything would be corrected and they were just behind. I checked in again in September 2024, when suddenly things changed. Annette forwarded me directly to a Mr Joe Alvarez who informed me that I would have to pay the incorrect tax bills and that the application was still not complete and that the assessors office was very far behind but that he would try to get the application reviewed by October to get the error corrected. At this point, I elected to pay all the incorrect tax bills, but I submit this form for reversal of the incorrect taxes that I paid.

The incorrectly assessed parcel, has been used continuously in appropriate fashion by Mr Douglas Payne to run 40 head of cattle from our purchase date through the present. He has paid me proper market rates based on 3 months of grazing throughout the year. He depends on the grazing and the water from the tank and the piped water tank straddling the fence for his herd. The corrals on site are his major set of corrals used for all working of cattle with vaccinations, fly treatments, etc. the corrals and split tank are also used throughout the year by his business partner Mr Kenney Cavey. My family and I work the pistachio operation throughout the year and have been monitoring this nearby parcel and are pleased with the good grazing management carried out by our lessee, Mr Douglas Payne and his business partner, Mr Kenney Cavey. We have counted 40 head of cattle on the property several times since purchasing it.

We look forward to getting this error corrected by refunding the incorrectly collected taxes from 2023 and 2024 and look forward to 2025 being corrected before we are sent erroneous bills.

Sincerely,



Aaron & Brenda LaTowsky

Stronghold Farms, LLC

Please see exhibits A,B,C,D,E,F,G,H for supporting documentation and copies of records.

RECEIVED
OCT 09 2024

COCHISE COUNTY
ASSESSOR

RECEIVED
OCT 09 2024

COCHISE COUNTY
ASSESSOR

Exhibit A

Copy of original agricultural
land use assessment and lease
mailed to Cochise County Assessor
January, 2022

Ranch Lease Agreement

RECEIVED
OCT 09 2024

This Ranch Lease Agreement is made and entered into as of January 1, 2022 between Stronghold Farms, LLC as "Lessor" and Cochise Stronghold Ranch, LLC as "Lessees",

COCHISE COUNTY
ASSESSOR

In consideration of the mutual promises hereinafter contained, Lessor and Lessees agree to the following:

Property Description - Cochise County Arizona Assessors parcel #119-01-007, The West half of the Southwest quarter of Section 17, Township 17 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

Except the Southerly 30.00 feet thereof; and

The East half of the Southeast quarter of Section 18, Township 17 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

Except the Southerly 30.00 feet thereof. Acres: 160+/- .

This property to be used for cattle grazing rotation of 40 to 60 Animal Units.

Lease Term - The term of this lease shall be from January 1, 2022 until December 31, 2027.

Rent - The rent amount for this lease shall be \$10.00 (ten dollars) per head, per grazing month.

Use and Maintenance - Lessees agree to use the property for Ranching purposes and agrees to do so in a manner consistent with the standards and practices customary for the area in which the property is located. Lessees shall maintain the property which includes any permanent improvements in the same condition as exists at the commencement of this lease agreement, normal wear expected.

Assignment of Sublease - Lessees may not assign or sublease any or all of this lease agreement.

Termination or Modification - This lease agreement may be terminated, modified or extended by mutual consent and in writing signed by both parties. Should said property be sold during lease period, Lessees will relinquish property and only be responsible on a prorata monthly basis for the number of months utilized during the lease period until relinquishment.

RECEIVED
OCT 09 2021
COCHISE COUNTY
ASSESSOR


Expiration and Surrender of the Property - At the expiration of this lease agreement and in the event there is not to be a renewal of this lease agreement the Lessees agree to return and surrender peaceable possession of the property to the Lessor. In the event there is no intention of renewing the lease agreement, the Lessees shall be served 60 days or more prior to the expiration of this agreement to allow the Lessees sufficient time to remove the livestock as necessary. In the event that proper notice is not served, the Lessees shall have 60 days after the expiration of the lease in which to remove their livestock.

Notices - Whenever it is necessary or appropriate that official notice or demand be given or served by either party, such notice or demand shall be given or served in writing and delivered by registered or certified mail.

Addressed as follows:

To Lessor: Stronghold Farms, LLC
2021 N Scottsdale Healthcare Road, Suite 260
Scottsdale, AZ 85255

To Lessee: Cochise Stronghold Ranch, LLC
PO Box 924
Pearce, AZ 85625



Aaron LaTowsky, Member
for Stronghold Farms, LLC

12/28/21

Date



Brenda LaTowsky, Member
for Stronghold Farms, LLC

12/28/21

Date



Douglas M Payne, Member
for Cochise Stronghold Ranch, LLC

12/28/2021

Date

TAXPAYER NOTICE OF CLAIM - REAL PROPERTY

Pursuant to A.R.S. § 42-16254

FOR OFFICIAL USE ONLY

Filed with the following Tax Officer:

- COUNTY ASSESSOR (e.g. land, residential, commercial, etc.)
- DEPARTMENT OF REVENUE (e.g. mines, utilities, railroads, etc.)
- COUNTY BOARD OF SUPERVISORS (errors concerning the imposition of any of tax rate)

DATE RECEIVED 10/09/2024
NUMBER 20241009007

DATE FILED: 10-1-24 NOTE: IF MAILED, SEND CERTIFIED

COUNTY: Cochise PARCEL ID: 11901007 B OR ACCOUNT NUMBER _____
 IF THIS IS A MULTIPLE PARCEL CLAIM, CHECK HERE AND ATTACH A TAXPAYER NOTICE OF CLAIM MULTIPLE PARCEL FORM (821798B).
 PROPERTY ADDRESS OR LEGAL DESCRIPTION: W2 OF SW4 SEC 17 EXC 530' E2 OF SE4 SEC 18 EXC 530' ALL

4A. OWNER'S NAME AND ADDRESS AS SHOWN ON TAX ROLL: Stronghold Farms LLC
20201 N Scottsdale Healthcare Dr
STE 260 Scottsdale AZ 85255
 4B. MAIL DECISION TO: Stronghold Farms LLC
9475 E Mariposa Grande Dr
Scottsdale AZ 85255

5. BASIS FOR CLAIM AND REQUESTED CORRECTION:

TAX YEAR	FROM (Currently) PROPERTY CLASS	LAND	IMPS	FCV	LPV	TO (Proposed correction): PROPERTY CLASS	LAND	IMPS	FCV	LPV
2025 TAX YEAR Current Year	0004			855,167	855,167	4717			8256	8256
2024 TAX YEAR One Year Prior	0004			855,167	855,167	4717			8256	8256
2023 TAX YEAR Two Years Prior	0004			855,167	853,633	4717			8256	8256
2022 TAX YEAR Three Years Prior	4717			8256	8256	4717			8256	8256

6. COMPLETED BY: (Owner, Agent, or Attorney)
Aaron Latowsky, Owner, 9475 E Mariposa Grande Dr
 NAME/ADDRESS Scottsdale, AZ 85255 PHONE NUMBER 480-772-6363

AGENTS ONLY: DEPT. OF FINANCIAL INSTITUTIONS REGISTRATION NUMBER _____ SBOE NUMBER _____
 Include a current Agency Authorization Form (82130AA) with this notice. (PIMA AND MARICOPA COUNTIES ONLY)

7. Notice is hereby given to the Tax Officer that an error has occurred in the assessment of the property identified by parcel number in this claim. A description of the error and evidence to support the claim is provided or is attached.

SIGNATURE OF OWNER OR REPRESENTATIVE: [Signature] EMAIL ADDRESS: latowsky@hotmail.com PHONE NUMBER: 480-772-6363

DO NOT WRITE BELOW THIS LINE - FOR TAX OFFICERS'S USE ONLY

TAX OFFICER CONSENTS TO CLAIM OF ERROR.
 TAX OFFICER DISPUTES CLAIM OF ERROR BASED ON THE FOLLOWING:
DENIED PER A.R.S. 42-12151 & A.R.S. 42-12152. SEE ATTACHED.

NOTICE OF MEETING: A meeting to discuss your claim has been scheduled as follows.
 Date: 11/12/2024 Time: 10:00AM Location: TELEPHONICALLY - CALL ASSESSOR'S OFFICE AT 520-432-8689
 Name and Title of Tax Officer's Representative (Please Print or Type): JOE ALVAREZ, DEPUTY ASSESSOR
 Signature of Tax Officer's Representative: [Signature] Date: 10/18/24 Phone Number: 520-432-8689

EXHIBIT N

KN T17 R24 158182AC



County of Cochise
OFFICE OF THE COUNTY ASSESSOR
 P.O. DRAWER 168
 BISBEE, ARIZONA 85603
 OFFICE: (520) 432-8650 FAX: (520) 432-8698
 E-Mail: assessor@cochise.az.gov

Philip S. Lejendecker
Assessor

Felix Dagnino
Chief Deputy Assessor

RESULTS OF: NOTICE OF CLAIM NOTICE OF PROPOSED CORRECTION

Owner's Name: STRONGHOLD FARMS LLC

Parcel #: 119-01-007B

PP Taxpayer ID #: _____

Notice of Claim / Error #: 20241009007

Date: 10/16/2024

Results of Review: PHYSICAL REVIEW OF PROPERTY ON 10/14/2024. THERE IS NO AG APPLICATION FROM OWNER DATE STAMPED AS RECEIVED BY ASSESSORS OFFICE FOR TAX YEAR 2022, 2023 & 2024. PER A.R.S. 42-12152, AN AGRICULTURAL APPLICATION IS REQUIRED TO BE SUBMITTED BY OWNER OF RECORD OR REPRESENTATIVE BEFORE CONSIDERATION FOR AGRICULTURAL STATUS CAN BE GIVEN. (SEE CONTINUATION ON PG 2.)

Results of Disputed Review:

TAX YEAR 2025

FROM			TO			DISPUTED DECISION		
LEGAL CLASS	02	LAND 367,779	LEGAL CLASS	02	LAND 367,779	LEGAL CLASS		LAND
		IMPS			IMPS			IMPS
		PERSONAL PROPERTY			PERSONAL PROPERTY			PERSONAL PROPERTY
ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO		TOTAL FCV
		TOTAL LPV 367,779			TOTAL LPV 367,779			TOTAL LPV

TAX YEAR 2024

FROM			TO			DISPUTED DECISION		
LEGAL CLASS	02	LAND 367,779	LEGAL CLASS	02	LAND 367,779	LEGAL CLASS		LAND
		IMPS			IMPS			IMPS
		PERSONAL PROPERTY			PERSONAL PROPERTY			PERSONAL PROPERTY
ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO		TOTAL FCV
		TOTAL LPV 367,779			TOTAL LPV 367,779			TOTAL LPV

TAX YEAR 2023

FROM			TO			DISPUTED DECISION		
LEGAL CLASS	02	LAND 367,779	LEGAL CLASS	02	LAND 367,779	LEGAL CLASS		LAND
		IMPS			IMPS			IMPS
		PERSONAL PROPERTY			PERSONAL PROPERTY			PERSONAL PROPERTY
ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO	15%	TOTAL FCV 367,779	ASST RATIO		TOTAL FCV
		TOTAL LPV 357,553			TOTAL LPV 357,553			TOTAL LPV

TAX YEAR 2022

FROM			TO			DISPUTED DECISION		
LEGAL CLASS	02	LAND \$ 1,704	LEGAL CLASS	02	LAND \$ 1,704	LEGAL CLASS		LAND
		IMPS			IMPS			IMPS
		PERSONAL PROPERTY			PERSONAL PROPERTY			PERSONAL PROPERTY
ASST RATIO	15%	TOTAL FCV \$ 1,704	ASST RATIO	15%	TOTAL FCV \$ 1,704	ASST RATIO		TOTAL FCV
		TOTAL LPV \$ 1,704			TOTAL LPV \$ 1,704			TOTAL LPV

Joe Alway

 SIGNATURE OF TAX OFFICER

10/18/24

 DATE



County of Cochise
OFFICE OF THE COUNTY ASSESSOR
P.O. DRAWER 168
BISBEE, ARIZONA 85603
OFFICE: (520) 432-8650 FAX: (520) 432-8698
E-Mail: assessor@cochise.az.gov

Philip S. Leindecker
Assessor

Felix Dagnino
Chief Deputy Assessor

CONTINUATION OF RESULTS OF REVIEW (PG 2)

Notice of Claim: 20241009007

VALUES FOR TAX YEAR 2022 THROUGH 2024 REMAIN VACANT LAND VALUE.

ASSESSOR RECEIVED AN APPLICATION FOR TAX YEAR 2025. THIS APPLICATION IS DENIED PER A.R.S. 42-12152; OWNER IS RENTING PARCEL TO A NON-QUALIFIED TENANT. OWNER MUST PRODUCE A LEASE AND FULFILL THE LEASE REQUIREMENTS WITH A QUALIFIED COMMERCIAL OPERATOR WHO POSSESSES THE CARRYING CAPACITY TO SUPPORT 40 ANIMAL UNITS FOR NATURAL GRAZING AND BE IN COMMERCIAL PRODUCTION WITH QUALIFIED OPERATOR FOR 3 OF THE LAST 5 YEARS PER A.R.S. 42-12151 & A.R.S. 42-12152.

ASSESSOR HAS SCHEDULED A MEETING TO DISCUSS THIS CLAIM ON NOVEMBER 12TH AT 10:00AM. MEETING CAN BE HANDLED TELEPHONICALLY DUE TO THE DISTANCE BETWEEN ASSESSORS OFFICE AND OWNERS RESIDENCE.

SIGNATURE OF TAX OFFICER

DATE

42-16251. Definitions

In this article, unless the context otherwise requires:

1. "Board" means the county board of equalization or the state board of equalization, as appropriate.
2. "Court" means either the superior court or tax court.
3. "Error" means any mistake in assessing or collecting property taxes resulting from:
 - (a) An imposition of an incorrect, erroneous or illegal tax rate that resulted in assessing or collecting excessive taxes.
 - (b) An incorrect designation or description of the use or occupancy of property or its classification pursuant to chapter 12, article 1 of this title.
 - (c) Applying the incorrect assessment ratio percentages prescribed by chapter 15, article 1 of this title.
 - (d) Misreporting or failing to report property if a statutory duty exists to report the property.
 - (e) Subject to the requirements of section 42-16255, subsection B, a valuation or legal classification that is based on an error that is exclusively factual in nature or due to a specific legal restriction that affects the subject property and that is objectively verifiable without the exercise of discretion, opinion or judgment and that is demonstrated by clear and convincing evidence, such as:
 - (i) A mistake in the description of the size, use or ownership of land, improvements or personal property.
 - (ii) Clerical or typographical errors in reporting or entering data that was used directly to establish valuation.
 - (iii) A failure to timely capture on the tax roll a change in value or legal classification caused by new construction, the destruction or demolition of improvements, the splitting of one parcel of real property into two or more new parcels or the consolidating of two or more parcels of real property into one new parcel existing on the valuation date.
 - (iv) The existence or nonexistence of the property on the valuation date.
 - (v) Property that is destroyed after the lien date.
 - (vi) Any other objectively verifiable error that does not require the exercise of discretion, opinion or judgment.
4. "Tax officer" means the department, county assessor or county treasurer, as applicable.
5. "Taxpayer" means the owner of real or personal property that is liable for tax.

Error does not include a correction that results from a change in the law as a result of a final nonappealable ruling by a court of competent jurisdiction in a case that does not involve the property for which a correction is claimed.

EXHIBIT O

42-16254. Notice of claim; response; petition for review; appeal; acknowledgment of receipt

A. If a taxpayer believes that the taxpayer's property has been assessed improperly as a result of a property tax error, the taxpayer shall file a notice of claim with the appropriate tax officer, either personally, electronically or by certified mail, as follows:

1. If the alleged error concerns the valuation or classification of property by the county assessor, the notice shall be filed with the assessor. On receiving the notice, the assessor shall immediately transmit a copy to the department.
2. If the alleged error concerns the valuation or classification of property by the department, the notice shall be filed with the department.
3. If the alleged error concerns the imposition of any tax rate, the notice shall be filed with the county board of supervisors. The clerk of the board of supervisors shall notify each affected taxing entity to allow the entity to file a response to the claim.

B. The notice shall:

1. Be in a form prescribed by the department.
2. Clearly identify the subject property by tax parcel number or tax roll number and the year or years for which the correction is proposed.
3. State the claim and the evidence to support the claim for correcting the alleged error.

C. Within sixty days after receiving a notice of claim, the tax officer may file a written response to the taxpayer to either consent to or dispute the error and to state the grounds for disputing the error. A failure to file a written response within sixty days constitutes consent to the error, and the board of supervisors shall direct the county treasurer to correct the tax roll on the taxpayer's written demand supported by proof of the date of the notice of claim and the tax officer's failure to timely dispute the error.

D. If the tax officer disputes the error, the tax officer shall notify the taxpayer of a time and place for a meeting between a representative of the tax officer and the taxpayer or the taxpayer's representative within sixty days to discuss the basis for the dispute.

E. If, after the meeting, the parties agree on all or part of the notice of claim, the tax roll must be corrected promptly to the extent agreed on and any taxes that have been overpaid shall be refunded pursuant to section 42-16259.

F. If the parties fail to agree on all or part of the notice of claim, the taxpayer may file a petition with the board of equalization on a form prescribed by the department and shall send a copy to the tax officer by certified mail. The petition must be filed with the board within ninety days after the date of the meeting or it is barred. On receiving the petition, the board shall hold a hearing on the disputed issues in the notice of claim within thirty days and shall issue a written decision pursuant to the board's rules.

G. A party that is dissatisfied with the decision of the board may appeal the decision to court within sixty days after the date the board's decision is mailed, but any additional taxes that are determined to be due must be timely paid before delinquency for the court to retain jurisdiction of the matter. In addition, in order for a taxpayer to recover a refund for taxes paid in a preceding tax year as a result of an error, levied and assessed against the property for the tax year must be paid before delinquency to retain jurisdiction of the matter.

H. If a tax officer accepts electronic notice of claim from a taxpayer, the tax officer shall acknowledge receipt to the taxpayer.

EXHIBIT P

RECEIPT No. 305109

DATE 1-10-22

FROM \$10 x 40 head x 90 days \$1,200.00

Cochise Stronghold Ranch Douglas Payne DOLLARS

FOR RENT
 FOR

ACCT.	<input type="checkbox"/>	<input checked="" type="radio"/> CASH	FROM Jun '22 TO Dec '22
PAID	<input checked="" type="checkbox"/>	<input type="radio"/> CHECK	
DUE	<input type="checkbox"/>	<input type="radio"/> MONEY ORDER	
	<input type="checkbox"/>	<input type="radio"/> CREDIT CARD	

BY _____

A-2501
T-46820

RECEIPT No. 305111

DATE 1-9-23

FROM \$10 x 40 head x 90 days \$1,200.00

Cochise Stronghold Ranch Douglas Payne DOLLARS

FOR RENT
 FOR

ACCT.	<input type="checkbox"/>	<input checked="" type="radio"/> CASH	FROM Jan 23 TO Dec 23
PAID	<input checked="" type="checkbox"/>	<input type="radio"/> CHECK	
DUE	<input type="checkbox"/>	<input type="radio"/> MONEY ORDER	
	<input type="checkbox"/>	<input type="radio"/> CREDIT CARD	

BY _____

A-2501
T-46820

RECEIPT No. 305121

DATE 1-8-24

FROM \$10 x 40 head x 90 days \$1,200.00

Cochise Stronghold Ranch Douglas Payne DOLLARS

FOR RENT
 FOR

ACCT.	<input type="checkbox"/>	<input checked="" type="radio"/> CASH	FROM Jan 24 TO Dec 24
PAID	<input checked="" type="checkbox"/>	<input type="radio"/> CHECK	
DUE	<input type="checkbox"/>	<input type="radio"/> MONEY ORDER	
	<input type="checkbox"/>	<input type="radio"/> CREDIT CARD	

BY _____

A-2501
T-46820

RECEIVED
 OCT 09 2024

COCHISE COUNTY
 ASSESSOR

EXHIBIT Q

42-16256. Limitations

- A. In the case of real or personal property, the correction of errors under this article is limited to the period during which the current owner of record held title to the property, if the owner is a purchaser in good faith and without notice of any error that could have caused proceedings to be initiated to correct the tax roll when the owner purchased the property.
- B. Except as provided in subsection C of this section, and subject to section 42-16252, subsection E, a notice of proposed correction or notice of claim filed under this article is limited to the current tax year in which the notice of proposed correction or notice of claim is filed and the three immediately preceding tax years.
- C. If a specific error involving a particular property is established by a final nonappealable ruling by a court of competent jurisdiction in favor of the party who brought the action, the error may be corrected as of the date the action was filed or as of the date a notice of claim or notice of proposed correction was filed pursuant to this article, whichever is earlier, but no additional assessment or refund for any period before that date is permitted.
- D. This article does not authorize an independent review of the overall valuation or legal classification of property that is not the result of an error as defined in section 42-16251.
- E. The correction of errors under this article is limited to real property that has not been issued a certificate of purchase pursuant to chapter 18, article 3 of this title.

EXHIBIT R