

When recorded please return to:
BOARD OF SUPERVISORS
Clerk of the Board
219 East Cherry Ave
Flagstaff, AZ 86001

**BOARD OF EQUALIZATION
RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE BOARD OF EQUALIZATION OF
COCONINO COUNTY, ARIZONA, RECEIVING AND ACCEPTING THE HEARING
OFFICER'S DECISIONS FOR PETITIONS FOR VALUATION REVIEW TAX YEAR
2024, HEARINGS CONDUCTED AUGUST 17, 2023**

WHEREAS, the Board of Supervisors has certain statutory authority pursuant to A.R.S. § 42-16103 to appoint a hearing officer to review petitions filed under A.R.S. § 42-19052; and,

WHEREAS, at a lawfully conducted meeting on June 14, 2022, the Board of Supervisors appointed Hearing Officer Howard C. (Chuck) Johnson; and,

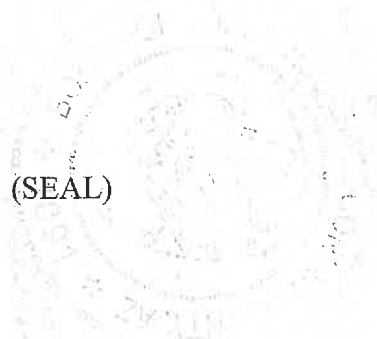
WHEREAS, the hearings were conducted according to A.R.S. § 42-16106 and A.R.S. § 42-19052 on August 17, 2023; and,

NOW THEREFORE BE IT RESOLVED that the Board of Equalization hereby receives and accepts the attached decisions of Hearing Officer Howard C. Johnson for Petitions for Valuation Review for Tax Year 2024 as listed in the attached Protest Master Log.

APPROVED AND ADOPTED this 3rd day of October, 2023, by the Coconino County Board of Equalization.

AYES: 4
NOS: 0
ABSENT: 1

COCONINO COUNTY BOARD OF EQUALIZATION



(SEAL)

Jeronimo Vasquez, Chair

APPROVED AS TO FORM:

Rose Winkeler, Board of Equalization Attorney

ATTEST:

Lindsay Daley, Clerk of the Board

ATTACHMENT A - PROTEST MASTER LOG FOR TY2024 NOTICE OF VALUE APPEALS

Parcel #	Account #	Owner & property address	Protest by	Original Limited Property Value (LPV)	BOE Adjusted LPV	LPV Change	Original Full Cash Value (FCV)	BOE Adjusted FCV	FCV Change
40129021B (multi-parcel)	R0354556	ACM BLH Poco Diablo 1Holdco LLC	Agent	\$9,330,621	\$9,109,624	\$220,997	\$14,169,806	\$9,109,624	\$5,060,182
40129023B	R0065158	ACM BLH	Agent	\$1,250	\$1,250	\$0	\$1,250	\$1,250	\$0
40130001E	R1300245	ACM BLH	Agent	\$590,224	\$590,224	\$0	\$590,224	\$590,224	\$0
40144001	R0013718	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144002	R0013719	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144029A	R0016979	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144036	R0016981	ACM BLH	Agent	\$61,910	\$61,910	\$0	\$61,910	\$61,910	\$0
40144053B	R0348818	ACM BLH	Agent	\$500	\$500	\$0	\$500	\$500	\$0
40144054	R0025052	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144055	R0025053	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144056	R0025054	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144057	R0025055	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40144058	R0025056	ACM BLH	Agent	\$123,820	\$123,820	\$0	\$123,820	\$123,820	\$0
40152034B	R1300246	ACM BLH	Agent	\$61,910	\$61,910	\$0	\$61,910	\$61,910	\$0
40160001	R0044342	ACM BLH	Agent	\$188,063	\$188,063	\$0	\$188,063	\$188,063	\$0
			TOTAL	\$11,224,492	\$11,004,041		\$16,064,223	\$11,004,041	
<p>Address: This is a multi-parcel appeal the lead parcel is 1750 Preston Rd. No 300, Sedona, AZ</p> <p>Decision Summary: This was a multi-parcel appeal. The Assessor's Office offered a reduction in Full Cash Value for the lead parcel, with an overall reduction in Full Cash Value for the parcels combined from \$16,064,223 to \$11,004,041 and a reduction in limited property value from \$11,224,492 to \$11,004,041. The petitioner felt it should be reduced further. The hearing officer listened to testimony from both parties and accepted the Assessor's recommendation for a reduction as proposed. Although the property owner has suffered a loss in revenue, the petitioner failed to meet the burden of proof that it is the stabilized income and this only addresses income and there is no evidence that the square footage calculation would be below a recent purchase of 2020.</p>									

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Parcel #	Account #	Owner & property address	Protest by	Original Limited Property Value (LPV)	BOE Adjusted LPV	LPV Change	Original Full Cash Value (FCV)	BOE Adjusted FCV	FCV Change
112-24-012B	R0048052	University Business Center, LLC	Agent	\$2,511,675	\$2,511,675	\$0	\$3,389,652	\$2,860,000	\$529,652
<p>Address: 1016 W. University Ave. Flagstaff, AZ 86001</p> <p>Decision Summary: The Petitioner and Appraiser stipulated an agreement prior to the Hearing Officer receiving testimony. The Petitioner agreed to a reduction in the full cash value to \$2,860,000, as recommended by the Assessor's staff in their workup that was provided at the hearing. The Hearing Officer's decision was to uphold what the two parties agreed upon and reduce the total full cash value to \$2,860,000.</p>									
113-16-006E	R0354800	CAP Flagstaff LLC	Agent	\$2,402,196			\$3,482,522		
<p>Address: 5650 N Highway 89</p> <p>Decision Summary: The Appeal was withdrawn by the petitioner prior to the hearing. The Assessor's valuation remains.</p>									
103-33-002A	R0005425	Tamayo Enterprises LLC	Agent	\$944,197			\$1,116,622		
<p>Address: 3350 S Lake Mary Rd., Flagstaff, AZ</p> <p>Decision Summary: The Appeal was withdrawn by the petitioner prior to the hearing. The Assessor's valuation remains.</p>									
103-24-002G	R0052321	Brown Cheryl Beneficiary Trust	Agent	\$1,142,901			\$1,355,918		
<p>Address: 1950 S. Milton Rd., Flagstaff, AZ</p> <p>Decision Summary: The Appeal was withdrawn by the petitioner, prior to the hearing. The Assessor's valuation remains.</p>									