

## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 505-46-003

OWNER: HH-Casa Grande LLC

COUNTY: PINAL

USE CODE: 1431

SIZE: 12.03

LAND TO BUILDING RATIO 3.87:1

RATIO: 18.00%

LAND LEGAL CLASS: 1.08

IMPROVEMENT LEGAL CLASS: 1.08

PSC: A2

FIELD CHECKED BY: Michelle M

ASSESSOR REPRESENTATIVE: Michelle Milton

VALUES	LAND	IMPS	TOTAL FGV	LPV
2016 NOTICE OF VALUE	1,659,391	5,644,310	7,303,701	6,518,707
2017 NOTICE OF VALUE	1,659,391	5,603,846	7,263,237	6,802,515
2017 OWNER'S OPINION	3,000,000		3,000,000	2,999,998
2017 RECOMMENDED TO BOE	1,659,391	5,603,846	7,263,237	6,802,515
2017 BOE DECISION	1,659,391	5,603,846	7,263,237	6,802,515

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

No change recommended. Property was reviewed. Property is listed accurately. No documentation was submitted to support basis for petition.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 211-01-009

OWNER: Pulte Home Corporation

COUNTY: PINAL

USE CODE: 0004

SIZE: 945.03

LAND TO BUILDING RATIO: .15

RATIO: 15.00%

LAND LEGAL CLASS:

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LEV
2016 NOTICE OF VALUE	4,027,052		4,027,052	3,879,272
2017 NOTICE OF VALUE	4,027,052		4,027,052	4,027,052
2017 OWNER'S OPINION	8,505		8,505	8,505
2017 RECOMMENDED TO BOE	4,027,052		4,027,052	4,027,052
2017 BOE DECISION	4,027,052		4,027,052	4,027,052

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcel is located East of Felix Rd. The Assessor field checked the parcels on 12/08/2015 & 06/02/2016. The area had very little natural vegetation available. The parcels have roping steer and there are signs of supplemental feed hay on the ground near the steers. The tenant would need to have a minimum of 6,400 acres to qualify per Arizona state statute 42-12152, which he does not have. The tenant does not have enough overall approved acreage to sustain 40 animal units. No change recommended.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
211-01-009	0004	267.24	6,361	1,699,860		1,699,860	1,699,860	15.0%	A1	1,699,860		1,699,860	1,699,860	2R	15.0%	A1
211-01-010A	0004	677.79	3,434	2,327,192		2,327,192	2,327,192	15.0%	A1	2,327,192		2,327,192	2,327,192	2R	15.0%	A1
<b>Total</b>		<b>945.03</b>		<b>4,027,052</b>	<b>0</b>	<b>4,027,052</b>	<b>4,027,052</b>			<b>4,027,052</b>	<b>0</b>	<b>4,027,052</b>	<b>4,027,052</b>			

### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-06-016J

OWNER: Grande Valley Multi Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 292.26

LAND TO BUILDING RATIO 0.22

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS: 0200

PSC: A1,B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	3,561		3,561	3,561
2017 NOTICE OF VALUE	323,325		323,325	297,301
2017 OWNER'S OPINION	2,050		2,050	2,049
2017 RECOMMENDED TO BOE	323,325		323,325	297,306
2017 BOE DECISION	323,325		323,325	297,306

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located on the North and South sides of the Maricopa-Casa Grande Highway and West of Indian Valley road. The Assessor field checked the parcels on 09/12/2013, 10/15/2014 & 05/11/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-13-001A

OWNER: Grande Valley Single Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 398.30

LAND TO BUILDING RATIO 2.22:1.00

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS: 7.000

PSC: A1,B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	5,083		5,083	5,083
2017 NOTICE OF VALUE	438,840		438,840	405,941
2017 OWNER'S OPINION	2,800		2,800	2,800
2017 RECOMMENDED TO BOE	438,840		438,840	405,941
2017 BOE DECISION	438,840		438,840	405,941

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located North of the Maricopa-Casa Grande Highway and West of Indian Valley Rd. The Assessor field checked the parcels on 10/15/2014, 05/10/2016 & 05/11/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

**PARCEL NUMBER:** 502-25-001C

**OWNER:** Richard & Dana LLC

**COUNTY:** PINAL

**USE CODE:** 0004

**SIZE:** 20.00

**LAND TO BUILDING RATIO**

**RATIO:** 15.00%

**LAND LEGAL CLASS:**

**IMPROVEMENT LEGAL CLASS:**

**PSC:** A1

**FIELD CHECKED BY:** Anthony Garcia

**ASSESSOR REPRESENTATIVE:** Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	DPV
2016 NOTICE OF VALUE	20,953		20,953	20,953
2017 NOTICE OF VALUE	44,431		44,431	22,001
2017 OWNER'S OPINION	280		280	280
2017 RECOMMENDED TO BOE	44,431		44,431	22,001
2017 BOE DECISION	220		220	192

**Assessor Recommendation:** No

**Hearing Officer:** Victor Thornton      **Decision:** B.O.E. Hearing Officer Recommendation

**Basis For Hearing Officer Decision:** AG Status Granted for 1 year only

Subject Parcel is North of Val Vista Rd and East of Bianco Rd. The Assessor field checked the parcel on 02/10/2015 and attempted to field check again on 8/30/16 however the gates were locked and we were not able to gain access to the subject parcel. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcel. The Assessor has requested financial statements from the tenant on multiple occasions and nothing has ever been submitted. A deposition was conducted on Charles Bush by an attorney representing Pinal County on March 23, 2016. In that deposition Mr. Bush stated that he would not be willing to submit financial statements if asked. The petitioner may show you pictures of cows on the parcel but they are not his cows as he attested to in his deposition. Mr. Bush stated that he has not used the subject parcel for a few years and has another tenant on the property. This is a handshake agreement with no lease. The parcel has never had agricultural status before and is currently part of tax court case. Parcel is part of tax court case TX2014-000193. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-25-001D

OWNER: Bruce & Karen LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 20.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL RCV	LPV
2016 NOTICE OF VALUE	20,953		20,953	20,953
2017 NOTICE OF VALUE	44,431		44,431	22,001
2017 OWNER'S OPINION	140		140	140
2017 RECOMMENDED TO BOE	44,431		44,431	22,001
2017 BOE DECISION	220		220	192

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: B.O.E. Hearing Officer Recommendation

Basis For Hearing Officer Decision: AG Status granted for 1 year only

Subject Parcel is North of Val Vista Rd and East of Bianco Rd. The Assessor field checked the parcel on 02/10/2015 and attempted to field check again on 8/30/16 however the gates were locked and we were not able to gain access to the subject parcel. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcel. The Assessor has requested financial statements from the tenant on multiple occasions and nothing has ever been submitted. A deposition was conducted on Charles Bush by an attorney representing Pinal County on March 23, 2016. In that deposition Mr. Bush stated that he would not be willing to submit financial statements if asked. The petitioner may show you pictures of cows on the parcel but they are not his cows as he attested to in his deposition. Mr. Bush stated that he has not used the subject parcel for a few years and has another tenant on the property. This is a handshake agreement with no lease. The parcel has never had agricultural status before and is currently part of tax court case. Parcel is part of tax court case TX2014-000193 & TX2015-000354. No change recommended.



### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-25-001B

OWNER: RYG 120 LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 120.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL RCV	BPV
2016 NOTICE OF VALUE	120,000		120,000	120,000
2017 NOTICE OF VALUE	154,347		154,347	126,000
2017 OWNER'S OPINION	840		840	840
2017 RECOMMENDED TO BOE	154,347		154,347	126,000
2017 BOE DECISION	1,320		1,320	1,149

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: B.O.E. Hearing Officer Recommendation

Basis For Hearing Officer Decision: AG Status granted for 1 year only

Subject Parcel is just North of Val Vista And East of Bianco road. The Assessor field checked the parcels on 02/10/2015. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. Parcel 502-25-002 had corrals, hay and water. The Assessor has requested financial statements from the tenant on multiple occasions and nothing has ever been submitted. A deposition was conducted on Charles Bush by an attorney representing Pinal County on March 23, 2016. In that deposition Mr. Bush stated that he would not be willing to submit financial statements if asked. The petitioner may show you pictures of cows on the parcels but they are not his cows as he attested to in his deposition. Mr. Bush stated that he has not used the subject parcels for a few years and has another tenant on the parcels. This is a handshake agreement with no lease. The parcels have not had agricultural status since 2011 and are currently in a tax court case. Parcels are part of tax court case TX2014-000193 & TX2015-000354. No change recommended.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
502-25-001B	0004	40.00	1,286	51,449		51,449	42,000	15.0%	A1	440		440	383	2R	16.0%	B9
502-25-002	0004	80.00	1,286	102,898		102,898	84,000	15.0%	A1	880		880	766	2R	15.0%	B9
<b>Total</b>		<b>120.00</b>		<b>154,347</b>	<b>0</b>	<b>154,347</b>	<b>126,000</b>			<b>1,320</b>	<b>0</b>	<b>1,320</b>	<b>1,149</b>			

### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-25-010B

OWNER: Vestar GVC LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 83.49

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL RCV	LPV
2016 NOTICE OF VALUE	752		752	752
2017 NOTICE OF VALUE	109,057		109,057	100,853
2017 OWNER'S OPINION	1,170		1,170	1,170
2017 RECOMMENDED TO BOE	109,057		109,057	100,853
2017 BOE DECISION	109,057		109,057	100,853

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Subject parcels are located North and South of the Maricopa-Casa Grande Highway and the West side of Montgomery road. The Assessor field checked the parcels on 05/11/2016 & 10/15/2014. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-26-001A

OWNER: RRY Real Estate LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 160.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1,B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	TIMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	80,720		80,720	76,838
2017 NOTICE OF VALUE	188,508		188,508	167,087
2017 OWNER'S OPINION	1,720		1,720	1,616
2017 RECOMMENDED TO BOE	188,508		188,508	167,087
2017 BOE DECISION	188,508		188,508	167,087

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located North of Trading Post Rd and East of Montgomery Road. The parcels were field checked on 12/16/2014 & 05/12/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. The Assessor has requested financial statements from the tenant on multiple occasions and nothing has ever been submitted. A deposition was conducted on Charles Bush by an attorney representing Pinal County on March 23, 2016. In that deposition Mr. Bush stated that he would not be willing to submit financial statements if asked. The petitioner may show you pictures of cows on the parcels but they are not his cows as he attested to in his deposition. Mr. Bush stated that he has not used the subject parcels for a few years and has another tenant on the parcels. This is a handshake agreement with no lease. Parcels are part of tax court case TX2014-000193 & TX2015-000354. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-27-001B

OWNER: Grande Valley Single Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 280.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	2,520		2,520	2,518
2017 NOTICE OF VALUE	280,000		280,000	258,937
2017 OWNER'S OPINION	2,499		2,499	2,499
2017 RECOMMENDED TO BOE	280,000		280,000	258,937
2017 BOE DECISION	280,000		280,000	258,937

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located on the North side of Trading Post Rd. and the West side of Montgomery Rd. The Assessor field checked the parcels on 05/26/2016 and 10/16/2014. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-31-001C

OWNER: Grande Valley Single Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 398.21

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL ECV	BPV
2016 NOTICE OF VALUE	398,210		398,210	378,885
2017 NOTICE OF VALUE	415,663		415,663	397,829
2017 OWNER'S OPINION	3,000		3,000	2,999
2017 RECOMMENDED TO BOE	415,663		415,663	397,829
2017 BOE DECISION	415,663		415,663	397,829

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located on the South side of Trading Post and the West side of Papoose road. The Assessor field checked the parcels on 05/11/2016 and 10/16/2014. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-31-004B

OWNER: Casa Grande 1040 Ltd Pship LLLP

COUNTY: PINAL

USE CODE: 0004

SIZE: 40.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	40,000		40,000	40,000
2017 NOTICE OF VALUE	71,928		71,928	42,000
2017 OWNER'S OPINION	300		300	300
2017 RECOMMENDED TO BOE	71,928		71,928	42,000
2017 BOE DECISION	71,928		71,928	42,000

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcel is located on the South side of Trading Post Rd and the West side of Papoose road. The Assessor field checked the parcel on 05/11/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcel. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcel was not used in 2013 & 2014. It is the Assessor's opinion that the subject parcel was not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



## 2017 BOE VALUE ANALYSIS

**PARCEL NUMBER:** 502-32-003C                      **OWNER:** Grande Valley Single Family LLC                      **COUNTY:** PINAL  
**USE CODE:** 0004                      **SIZE:** 420.16                      **LAND TO BUILDING RATIO:** [REDACTED]  
**RATIO:** 15.00%                      **LAND LEGAL CLASS:** 02RL                      **IMPROVEMENT LEGAL CLASS:** [REDACTED]                      **PSC:** A1  
**FIELD CHECKED BY:** Anthony Garcia                      **ASSESSOR REPRESENTATIVE:** Anthony Garcia

VALUES	LAND	IMPS	TOTAL PGV	EPV
2016 NOTICE OF VALUE	420,160		420,160	399,769
2017 NOTICE OF VALUE	420,160		420,160	419,759
2017 OWNER'S OPINION	8,000		8,000	7,999
2017 RECOMMENDED TO BOE	420,160		420,160	419,759
2017 BOE DECISION	420,160		420,160	419,759

Assessor Recommendation: No

Hearing Officer: Victor Thornton                      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located North of the Maricopa-Casa Grande Highway and West of Indian Valley Rd. The Assessor field checked the parcels on 10/15/2014, 05/10/2016 & 05/11/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-35-002H

OWNER: 140 Val Vista Burriss Ltd Pship

COUNTY: PINAL

USE CODE: 0004

SIZE: 140.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	TMP	TOTAL FCV	LPV
2016 NOTICE OF VALUE	1,260		1,260	1,260
2017 NOTICE OF VALUE	171,801		171,801	158,877
2017 OWNER'S OPINION	1,100		1,100	1,100
2017 RECOMMENDED TO BOE	1,540		1,540	1,323
2017 BOE DECISION	1,540		1,540	1,323

Assessor Recommendation: Yes

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Parcels were granted agriculture status during the 2016 Board of Equalization hearing. Per ARS 42-16002B the decision made during that petition will forward to the following tax year.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
502-35-002H	0004	120.00	11	1,320		1,320	1,134	15.0%	A1	1,320		1,320	1,134	2R	15.0%	A1
502-35-004	0004	20.00	11	220		220	189	15.0%	A1	220		220	189	2R	15.0%	A1
<b>Total</b>		<b>140.00</b>		<b>1,540</b>	<b>0</b>	<b>1,540</b>	<b>1,323</b>			<b>1,540</b>	<b>0</b>	<b>1,540</b>	<b>1,323</b>			

## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-37-003A

OWNER: Vestar GVC LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 68.82

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCY	LPV
2016 NOTICE OF VALUE	619		619	619
2017 NOTICE OF VALUE	86,348		86,348	79,852
2017 OWNER'S OPINION	600		600	600
2017 RECOMMENDED TO BOE	86,348		86,348	79,852
2017 BOE DECISION	86,348		86,348	79,852

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located South of Val Vista Rd and East of Montgomery Rd. The Assessor field checked the parcels on 08/30/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. Val Vista Rd is a well traveled road and none of the parcels along the road were fenced in. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



**2017 BOE VALUE ANALYSIS**

PARCEL NUMBER: 502-38-002B

OWNER: Grande Valley Single Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 425.98

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL PCV	LPV
2016 NOTICE OF VALUE	3,832		3,832	3,832
2017 NOTICE OF VALUE	455,185		455,185	420,942
2017 OWNER'S OPINION	3,800		3,800	3,800
2017 RECOMMENDED TO BOE	455,185		455,185	420,942
2017 BOE DECISION	455,185		455,185	420,942

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Subject parcels are located North of the Maricopa-Casa Grande Highway and East of Papoose Rd. The Assessor field checked the parcels on 05/10/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 502-39-001

OWNER: Grande Valley Single Family LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 588.44

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	5,269		5,269	5,269
2017 NOTICE OF VALUE	556,328		556,328	514,478
2017 OWNER'S OPINION	5,000		5,000	5,000
2017 RECOMMENDED TO BOE	556,328		556,328	514,478
2017 BOE DECISION	556,328		556,328	514,478

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located North & South side of the Maricopa -Casa Grande Highway. The Assessor field checked the parcels on 05/10/16 through 5/12/16. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 503-28-002B

OWNER: Vestar GVC LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 156.06

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	1,405		1,405	1,405
2017 NOTICE OF VALUE	148,868		148,868	137,670
2017 OWNER'S OPINION	1,092		1,092	1,092
2017 RECOMMENDED TO BOE	148,868		148,868	137,670
2017 BOE DECISION	148,868		148,868	137,670

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Subject parcels are located on the North and South side of the Maricopa- Casa Grande highway and East of Montgomery road. The Assessor field checked the parcels on 05/12/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
503-28-002B	0004	5.85	3,232	18,908		18,908	17,486	15.0%	B9	18,908		18,908	17,486	2R	15.0%	B9
503-28-002C	0004	94.37	904	85,288		85,288	78,872	15.0%	B9	85,288		85,288	78,872	2R	15.0%	B9
503-28-002D	0004	55.84	800	44,672		44,672	41,312	15.0%	B9	44,672		44,672	41,312	2R	15.0%	B9
<b>Total</b>		<b>156.06</b>		<b>148,868</b>	<b>0</b>	<b>148,868</b>	<b>137,670</b>			<b>148,868</b>	<b>0</b>	<b>148,868</b>	<b>137,670</b>			

### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 503-29-001A

OWNER: LKY 1138 Ltd Pship LLLP

COUNTY: PINAL

USE CODE: 0004

SIZE: 760.44

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	6,839	1,715	8,554	8,460
2017 NOTICE OF VALUE	628,728	1,715	630,443	583,017
2017 OWNER'S OPINION	10,000		10,000	9,998
2017 RECOMMENDED TO BOE	628,728	1,715	630,443	583,017
2017 BOE DECISION	628,728	1,715	630,443	583,017

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located on the North and South sides of the Maricopa-Casa Grande highway and East and West of Midway Rd. The Assessor field checked the parcels on 04/13/2016 & 05/11/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

**PARCEL NUMBER:** 503-29-001B                      **OWNER:** Vestar GVC LLC                      **COUNTY:** PINAL  
**USE CODE:** 0004                      **SIZE:** 86.61                      **LAND TO BUILDING RATIO:**                      **LAND TO BUILDING RATIO:**  
**RATIO:** 15.00%                      **LAND LEGAL CLASS:** 02RL                      **IMPROVEMENT LEGAL CLASS:**                      **PSC:** B9  
**FIELD CHECKED BY:** Anthony Garcia                      **ASSESSOR REPRESENTATIVE:** Anthony Garcia

VALUES	LAND	IMPS	TOTAL REV	IPV
2016 NOTICE OF VALUE	779		779	779
2017 NOTICE OF VALUE	69,288		69,288	64,076
2017 OWNER'S OPINION	600		600	600
2017 RECOMMENDED TO BOE	69,288		69,288	64,076
2017 BOE DECISION	69,288		69,288	64,076

Assessor Recommendation: No

Hearing Officer: Victor Thornton                      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Subject parcel is located on the South side of Maricopa- Casa Grande Highway and West of Montgomery road. The Assessor field checked the parcel on 08/30/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcel. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcel was used in 2013 & 2014. It is the Assessor's opinion that the subject parcel was not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.



### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 515-35-003

OWNER: I-10/Woodruff 300 Ltd Pship LLLP

COUNTY: PINAL

USE CODE: 0004

SIZE: 469.88

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL ECV	UPV
2016 NOTICE OF VALUE	3,444,344		3,444,344	2,070,022
2017 NOTICE OF VALUE	3,474,647		3,474,647	2,164,904
2017 OWNER'S OPINION	7,000		7,000	6,998
2017 RECOMMENDED TO BOE	3,474,647		3,474,647	2,164,904
2017 BOE DECISION	3,474,647		3,474,647	2,164,904

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision: 2

The subject parcels are located East of Casa Grande. The Assessor field checked the parcels on 08/23/2012, 05/10/2016 & 05/10/2016. The area is very dry with little to no natural forage, there was no water source available and no signs of animal usage were present on the parcels. During the 2016 BOE petition process the petitioner submitted a signed affidavit from the tenant, Mr. Manterola, stating the parcels were not used in 2013 & 2014. It is the Assessor's opinion that the subject parcels were not used for 2015 as well, therefore the tenant no longer meets the 3 of the last 5 years of usage per Arizona Revised Statute 42-12152. No change recommended.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
515-35-003	0004	15.82	8,114	128,361		128,361	69,766	15.0%	A1	128,361		128,361	69,766	2R	15.0%	A1
509-43-004	0004	66.49	6,988	464,660		464,660	306,436	15.0%	A1	464,660		464,660	306,436	2R	15.0%	A1
509-43-005A	0004	111.15	6,625	736,343		736,343	490,172	15.0%	A1	736,343		736,343	490,172	2R	15.0%	A1
509-44-001	0004	52.40	7,164	375,376		375,376	241,499	15.0%	A1	375,376		375,376	241,499	2R	15.0%	A1
509-44-002	0004	5.00	9,146	45,732		45,732	23,044	15.0%	A1	45,732		45,732	23,044	2R	15.0%	A1
509-44-005	0004	20.00	7,918	158,368		158,368	92,175	15.0%	A1	158,368		158,368	92,175	2R	15.0%	A1
509-44-008B	0004	5.02	9,143	45,896		45,896	22,138	15.0%	A1	45,896		45,896	22,138	2R	15.0%	A1
515-35-004	0004	20.00	7,918	158,368		158,368	88,200	15.0%	A1	158,368		158,368	88,200	2R	15.0%	A1
515-35-005	0004	15.00	8,159	122,384		122,384	66,150	15.0%	A1	122,384		122,384	66,150	2R	15.0%	A1
515-35-006	0004	5.00	9,146	45,732		45,732	22,050	15.0%	A1	45,732		45,732	22,050	2R	15.0%	A1
515-35-007	0004	10.00	8,510	85,103		85,103	44,100	15.0%	A1	85,103		85,103	44,100	2R	15.0%	A1
515-35-008	0004	10.00	7,590	75,900		75,900	46,088	15.0%	A1	75,900		75,900	46,088	2R	15.0%	A1
515-35-009	0004	19.09	7,957	151,896		151,896	151,896	15.0%	A1	151,896		151,896	151,896	2R	15.0%	A1
515-35-010	0004	0.91	549	500		500	500	15.0%	A1	500		500	500	2R	15.0%	A1
515-35-011	0004	40.00	7,368	294,708		294,708	176,400	15.0%	A1	294,708		294,708	176,400	2R	15.0%	A1
515-35-014	0004	10.00	8,510	85,103		85,103	44,100	15.0%	A1	85,103		85,103	44,100	2R	15.0%	A1
515-35-015	0004	20.00	7,918	158,368		158,368	88,200	15.0%	A1	158,368		158,368	88,200	2R	15.0%	A1
515-35-016	0004	5.00	9,146	45,732		45,732	22,050	15.0%	A1	45,732		45,732	22,050	2R	15.0%	A1
515-35-017	0004	5.00	4,000	20,000		20,000	20,000	15.0%	A1	20,000		20,000	20,000	2R	15.0%	A1
515-35-018	0004	5.00	9,146	45,732		45,732	22,050	15.0%	A1	45,732		45,732	22,050	2R	15.0%	A1
515-35-019	0004	3.68	9,443	34,749		34,749	16,229	15.0%	A1	34,749		34,749	16,229	2R	15.0%	A1
515-35-020	0004	25.32	7,727	195,636		195,636	111,661	15.0%	A1	195,636		195,636	111,661	2R	15.0%	A1
<b>Total</b>		<b>469.88</b>		<b>3,474,647</b>	<b>0</b>	<b>3,474,647</b>	<b>2,164,904</b>			<b>3,474,647</b>	<b>0</b>	<b>3,474,647</b>	<b>2,164,904</b>			

### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 511-19-007A

OWNER: 480 Casa Grande Number 2 LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 480.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL FCV	LPV
2016 NOTICE OF VALUE	480,000		480,000	459,503
2017 NOTICE OF VALUE	470,400		470,400	470,400
2017 OWNER'S OPINION	3,360		3,360	3,360
2017 RECOMMENDED TO BOE	470,400		470,400	470,400
2017 BOE DECISION	470,400		470,400	470,400

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcels are located North of Casa Grande. The Assessor field checked the parcels on 10/28/2013 and 01/14/2016. The tenant is Auza Ranches. The area is very dry with little to no natural forage and would not sustain a grazing operation, there was no water source available and no signs of animal usage were present on the parcels. No change recommended.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 210-23-001R

OWNER: Az Farm Investors 126 LLC

COUNTY: PINAL

USE CODE: 0004

SIZE: 285.21

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02RL

IMPROVEMENT LEGAL CLASS:

PSC: A1,B9

FIELD CHECKED BY: Anthony Garcia

ASSESSOR REPRESENTATIVE: Anthony Garcia

VALUES	LAND	IMPS	TOTAL PGV	LPV
2016 NOTICE OF VALUE	697,887		697,887	594,400
2017 NOTICE OF VALUE	1,298,832		1,298,832	1,137,116
2017 OWNER'S OPINION	1,000		1,000	
2017 RECOMMENDED TO BOE	1,298,832		1,298,832	1,137,116
2017 BOE DECISION	1,298,832		1,298,832	1,137,116

Assessor Recommendation: No

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

The subject parcel is located Southwest of Bella Vista Rd and Judd Rd in San Tan Valley. The Assessor field checked the parcels on 03/19/2015 & 06/02/2016. During the field check the Assessor did not see much natural forage for the cattle to graze. The parcels did not have water nearby and there were no signs of animal usage. The tenant would need to have a minimum of 6,400 acres to qualify per Arizona state statute 42-12152, which he does not have. The tenant does not have enough overall approved acreage to sustain 40 animal units. No change recommended.

**State Board of Equalization Worksheet**

2017 Tax Year

Hearing Date

9/27/2016

**Location: Board of Supervisors' Hearing Rm  
135 N Pinal St**

Parcel	Use Code	Size	Per Acre Assessment	Assessor Recommendation						S.B.O.E Decision						
				Land	Imps	FCV	LPV	Asst Ratio	PSC	Land	Imps	FCV	LPV	Class	Asst Ratio	PSC
210-23-001R	4111	146.44	4,434	649,388		649,388	570,554	15.0%	A1	649,388		649,388	570,554	2R	15.0%	A1
210-23-001N	0004	138.77	4,680	649,444		649,444	566,562	15.0%	B9	649,444		649,444	566,562	2R	15.0%	B9
<b>Total</b>		<b>285.21</b>		<b>1,298,832</b>	<b>0</b>	<b>1,298,832</b>	<b>1,137,116</b>			<b>1,298,832</b>	<b>0</b>	<b>1,298,832</b>	<b>1,137,116</b>			

### 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 109-18-663A

OWNER: Ironwood Commercial LLC

COUNTY: PINAL

USE CODE: 0021

SIZE: 42.53

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02R

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: BENNY G.

ASSESSOR REPRESENTATIVE: BENNY G.

VALUES	LAND	IMPS	TOTAL RCV	LPV
2016 NOTICE OF VALUE	2,427,746		2,427,746	1,644,602
2017 NOTICE OF VALUE	2,427,746		2,427,746	1,726,833
2017 OWNER'S OPINION	500		500	
2017 RECOMMENDED TO BOE	1,978,178		1,978,178	1,726,833
2017 BOE DECISION	1,978,178		1,978,178	1,726,833

Assessor Recommendation: Yes

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

Parcel is located on the NW corner of a major intersection in a highly developing area. Both acreage and frontage sales comparables support the assessor's values. The acreage sales are not located on major intersections as the subject is but provide support to the assessors value both in size and location. Frontage sale ASR 3 is a split sale off of the subject parcel which sold in October of 2011 for \$19.60 per square foot. Frontage sale ASR 4 sold on Jan 22nd at \$15.16 per sf. Both sales were vacant land at the time of sale. The appellant submitted a parcel number and used market sales as the basis for the petition. The only sale that could be found for the parcel provided was a 2012 multiple parcel sale that was rejected for related parties. No other comparables were submitted with the petition. Recommendation made at the "A" LEVEL.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 211-02-001R

OWNER: PLNU B SCIENCE B LLC

COUNTY: PINAL

USE CODE: 0021

SIZE: 511,830.00

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02R

IMPROVEMENT LEGAL CLASS:

PSC: A1

FIELD CHECKED BY: Benny G.

ASSESSOR REPRESENTATIVE: Benny G.

VALUES	LAND	IMPS	TOTAL FCV	TPV
2016 NOTICE OF VALUE	820,679		820,679	713,541
2017 NOTICE OF VALUE	820,679		820,679	749,218
2017 OWNER'S OPINION	500		500	
2017 RECOMMENDED TO BOE	743,989		743,989	743,989
2017 BOE DECISION	743,989		743,989	743,989

Assessor Recommendation: Yes

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

There are 3 parcels submitted to the BOE that are contiguous to each other. They are 211-02-001R, 211-02-007, 211-02-026B, the combined total full cash value for the parcels is \$1,765,497. A subject sale for the same three parcels, sale date June 2015 was purchased for \$4,761,900 which is \$2,996,403 higher in value then what the subject parcels combined are valued. The subject sale supports the assessors value. In addition the comparable submitted by the appellant 104-22-089 is a multi parcel sale that was rejected by the assessor for related parties. The assessor has 5 sales comparables that support the square foot and acreage values for the subject parcels. The assessor made a recommendation at the "A" Level by re-configuring the frontage which reduced the value to the recommended level. That recommendation will be offered at the BOE hearings.



## 2017 BOE VALUE ANALYSIS

PARCEL NUMBER: 211-02-007

OWNER: PLNU B SCIENCE B LLC

COUNTY: PINAL

USE CODE: 0022

SIZE: 434,728.80

LAND TO BUILDING RATIO

RATIO: 15.00%

LAND LEGAL CLASS: 02R

IMPROVEMENT LEGAL CLASS:

PSC: AI

FIELD CHECKED BY: Benny G

ASSESSOR REPRESENTATIVE: Benny G

VALUES	LAND	IMPS	TOTAL RCV	LPV
2016 NOTICE OF VALUE	742,087		742,087	94,710
2017 NOTICE OF VALUE	743,386		743,386	99,446
2017 OWNER'S OPINION	500		500	
2017 RECOMMENDED TO BOE	592,422		592,422	99,446
2017 BOE DECISION	592,422		592,422	99,446

Assessor Recommendation:

Hearing Officer: Victor Thornton      Decision: Recommendation Accepted By the B.O.E.

Basis For Hearing Officer Decision:

There are 3 parcels submitted to the BOE that are contiguous to each other. They are 211-02-001R, 211-02-007, 211-02-026B, the combined total full cash value for the parcels is \$1,765,497. A subject sale for the same three parcels, sale date June 2015 was purchased for \$4,761,900 which is \$2,996,403 higher in value then what the subject parcels combined are valued. The subject sale supports the assessors value. In addition the comparables submitted by the appellant 104-22-089 is a multi parcel sale that was rejected by the assessor for related parties. The assessor has 5 sales comparable that support the square foot and acreage values for the subject parcels. The assessor made a recommendation at the "A" Level by re-configuring the frontage which reduced the value to the recommended level. That recommendation will be offered at the BOE hearings.



### 2017 BOE VALUE ANALYSIS

**PARCEL NUMBER:** 211-02-026B

**OWNER:** Legacy Collateral Holdings LLC

**COUNTY:** PINAL

**USE CODE:** 0004

**SIZE:** 8.40

**LAND TO BUILDING RATIO**

**RATIO:** 15.00%

**LAND LEGAL CLASS:** 02R

**IMPROVEMENT LEGAL CLASS:**

**PSC:** A1

**FIELD CHECKED BY:** Benny G

**ASSESSOR REPRESENTATIVE:** Benny G

VALUES	LAND	IMPS	TOTAL FCV	IBV
2016 NOTICE OF VALUE	201,432		201,432	194,040
2017 NOTICE OF VALUE	201,432		201,432	201,432
2017 OWNER'S OPINION	500		500	
2017 RECOMMENDED TO BOE	182,952		182,952	182,952
2017 BOE DECISION	182,952		182,952	182,952

**Assessor Recommendation:** Yes

**Hearing Officer:** Victor Thornton      **Decision:** Recommendation Accepted By the B.O.E.

**Basis For Hearing Officer Decision:**

There are 3 parcels submitted to the BOE that are contiguous to each other. They are 211-02-001R, 211-02-007, 211-02-026B, the combined total full cash value for the parcels is \$1,765,497. A subject sale for the same three parcels, sale date June 2015 was purchased for \$4,761,900 which is \$2,996,403 higher in value then what the subject parcels combined are valued. The subject sale supports the assessors value. In addition the comparables submitted by the appellant 104-22-089 is a multi parcel sale that was rejected by the assessor for related parties. The assessor has 5 sales comparable that support the square foot and acreage values for the subject parcels. The assessor made a recommendation at the "A" Level by re-configuring the frontage which reduced the value to the recommended level. That recommendation will be offered at the BOE hearings.

