



Pinal County Board of Supervisors  
P.O. Box 827  
Florence, AZ 85132

July 8, 2024

RE: Parcel 200-24-004L and 200-24-004N School Exemption for 2023

Dear Board,

American Leadership Academy operates a non-profit school located on the parcels 200-24-004L and 200-24-004N. They failed to file the appropriate forms prior to the deadline last year. At this time, we are requesting the 2023 property tax records be corrected and any taxes, interest, and penalties for 2023 be stricken from the record or refunded if already paid. This request is being made pursuant to A.R.S. §42-11104(C) and (G) which reads:

C. Property and buildings, including land, improvements, furniture and equipment, that are owned by a nonprofit organization that is recognized under section 501(c)(3) of the internal revenue code and that operates as:

1. A charter school pursuant to section 15-183 are exempt from taxation beginning on the date the nonprofit organization acquires ownership of the property and buildings if the property and buildings are used for education and are not used or held for profit.

G. If a nonprofit organization described under subsection C of this section that holds title to property used primarily for education fails to file the affidavit required by section 42-11152 in a timely manner, but otherwise qualifies for exemption, the county board of supervisors, on petition by the organization, shall direct the county treasurer to:

1. Refund any property taxes paid by the organization for a tax year if the organization submits a claim for the refund to the county treasurer within one year after the date the taxes were paid. The county treasurer shall pay the claim within thirty days after it is submitted to the treasurer. The county treasurer is entitled to a credit for the refund in the next accounting period with each taxing jurisdiction to which the tax monies may have been transmitted.

2. Forgive and strike off from the tax roll any property taxes and accrued interest and penalties that are due but not paid.

67 S. Higley Rd, Ste 103-295  
Gilbert, AZ 85296  
Phone: 480-616-1025



Attached you will find a copy of the 501(c)(3) certificate, as well as the deeds showing the date ownership changed to American Leadership Academy. The exemption has already been granted by Pinal County for the 2024 tax year.

We look forward to answering any questions you may have about this correction.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Ryan', followed by a long horizontal line.

William Ryan, CPA, CMI  
480-616-1025  
william@wayfindertaxrelief.com

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 06 2011**

AMERICAN LEADERSHIP ACADEMY INC  
C/O STEPHEN L WEST  
30 WEST FIRST ST  
MESA, AZ 85201-6654

Employer Identification Number:  
27-0333296  
DLN:  
17053003334041  
Contact Person:  
PERCY E DOWD ID# 95100  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(ii)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
June 02, 2009  
Contribution Deductibility:  
Yes  
Addendum Applies:  
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

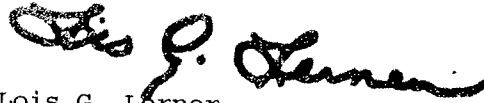
Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

AMERICAN LEADERSHIP ACADEMY INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lois G. Lerner". The signature is fluid and cursive, with the first name "Lois" being more prominent.

Lois G. Lerner  
Director, Exempt Organizations

Enclosure: Publication 4221-PC



AMERICAN LEADERSHIP ACADEMY INC

INFORMATION FOR CHARTER SCHOOLS

You are not subject to the specific publishing requirements of Revenue Procedure 75-50, 1975-2 C.B., page 587, as long as you are operating under a contract with the local government. If your method of operation changes to the extent that your charter is terminated, cancelled, or not renewed, you will also be required to comply with Revenue Procedure 75-50.



DATE/TIME: 06/11/2021 1553

**FEE:** \$30.00

PAGES: 4

FEE NUMBER: 2021-073907

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,  
Hunt Highway 28, LLC, An Arizona Limited Liability Company  
hereafter called the Grantor, hereby conveys to  
American Leadership Academy, Inc., An Arizona Corporation  
the following real property situated in Pinal County, Arizona, together with all rights and privileges  
appurtenant thereto, to wit:  
See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

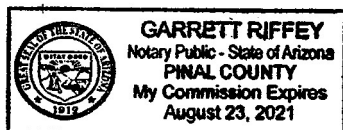
DATED May 12, 2021

**Hunt Highway 28, LLC, an Arizona limited liability company**  
**By: Kevin P, LLC, an Arizona limited liability company**

**Kevin D. Petersen, Manager**

State of Arizona }  
County of Maricopa } ss.  
Pinal } GR

The foregoing instrument was acknowledged before me this 15 day of August, 2021, by Kevin D. Petersen, Manager of Kevin P., LLC, as Manager for Hunt Highway 28, LLC!



NOTARY PUBLIC

My commission expires: Aug. 23, 2021

Special Warranty Deed - Escrow No. 73503434

Exhibit A

Parcel No. 1:

That part of the Southwest quarter of the Southwest quarter of said Section 13, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 13;

THENCE North 00 degrees 21 minutes 48 seconds West along the West line of said Southwest quarter of the Southwest quarter of Section 13 for a distance of 47.00 feet;

THENCE North 89 degrees 35 minutes 19 seconds East parallel with and 47 feet North of the South line of said Southwest quarter of the Southwest quarter of said Section 13 for a distance of 401.56 feet;

THENCE North 00 degrees 24 minutes 41 seconds West 12.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel;

THENCE continuing North 00 degrees 24 minutes 41 seconds West 630.58 feet;

THENCE North 79 degrees 56 minutes 41 seconds East 12.27 feet;

THENCE North 09 degrees 57 minutes 15 seconds West 120.00 feet;

THENCE North 42 degrees 26 minutes 34 seconds East 255.81 feet;

THENCE North 00 degrees 47 minutes 27 seconds West 333.74 feet to the North line of said Southwest quarter of the Southwest quarter of said Section 13;

THENCE North 89 degrees 12 minutes 35 seconds East along said North line for a distance of 114.85 feet to the intersection with the West right of way line of Hunt Highway, said West right of way being curved at this point and the radius point thereof bearing South 56 degrees 18 minutes 31 seconds West 1732.50 feet from said point of intersection;

THENCE Southeasterly along said curved right of way for an arc distance of 888.15 feet and through a central angle of 29 degrees 22 minutes 20 seconds to a point of tangency;

THENCE continuing along said right of way South 04 degrees 19 minutes 08 seconds East 412.98 feet to a point of curve, the radius point of which bears South 85 degrees 40 minutes 51 seconds West 30.00 feet from said point of curve;

THENCE Southwesterly along said curve for an arc distance of 47.12 feet through a central angle of 90 degrees to a point of tangency;

THENCE South 85 degrees 40 minutes 51 seconds West 67.84 feet;

THENCE North 83 degrees 44 minutes 06 seconds West 70.70 feet;

THENCE South 89 degrees 35 minutes 19 seconds West 114.00 feet;

THENCE South 00 degrees 24 minutes 41 seconds East 12.00 feet;

THENCE South 89 degrees 35 minutes 19 seconds West 122.01 feet;

THENCE North 80 degrees 41 minutes 02 seconds West 71.02 feet;

THENCE South 89 degrees 35 minutes 19 seconds West 115.28 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2:

The Southwest quarter of the Southwest quarter of Section 13, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT a parcel of land lying with the Southwest quarter of the Southwest quarter of said Section 13, more particularly described as follows:

COMMENCING at the Southwest sixteenth corner of Section 13, said sixteenth corner being the POINT OF BEGINNING;

THENCE South 00 degrees 34 minutes 09 seconds East, a distance of 1262.16 feet;

THENCE South 89 degrees 25 minutes 51 seconds West, 69.98 feet;

THENCE Westerly, an arc distance of 45.16 feet along a curve to the left having a radius of 690.00 feet and a central angle of 03 degrees 45 minutes 00 seconds;

THENCE South 85 degrees 40 minutes 51 seconds West, a distance of 52.50 feet;

THENCE Northwesterly, an arc distance of 47.12 feet along a curve to the right having a radius of 30.00 feet and a central angle of 90 degrees 00 minutes 00 seconds;

THENCE North 04 degrees 19 minutes 09 seconds West, a distance of 412.97 feet;

THENCE Northerly, an arc distance of 871.27 feet along a curve to the left having a radius of 1,867.50 feet and a central angle of 26 degrees 34 minutes 52 seconds;

THENCE North 89 degrees 12 minutes 35 seconds East a distance of 480.50 feet to the Point of Beginning;

And

EXCEPT a parcel of land being a part of the Southwest quarter of the Southwest quarter of said Section 13, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 13;

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THENCE South 89 degrees 35 minutes 19 seconds West 115.28 feet to the TRUE POINT OF BEGINNING.

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-24-004L  
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? 1

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

(1) 200-24-004N (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Hunt Highway 28, LLC  
3369 E. Queen Creek Rd., Ste 101  
Gilbert, AZ 85297

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

American Leadership Academy, Inc.  
6913 E. Rembrandt Ave.  
Mesa, AZ 85212

(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship: \_\_\_\_\_

## 4. ADDRESS OF PROPERTY:

Vacant Land  
Florence, AZ 85132

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

American Leadership Academy, Inc.  
6913 E. Rembrandt Ave.  
Mesa, AZ 85212

(b) Next tax payment due October 1, 2021

## 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  
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.

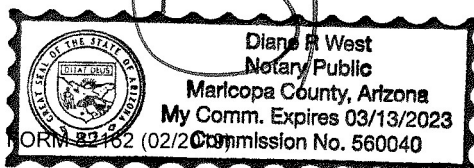
Signature of Seller (Agent) [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of June 2021

Notary Public

Notary Expiration Date 3/13/23



DOR FORM 22162 (02/2020)

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION FINAL  
FEE NO 2021-073907  
RECORD DATE 06/11/2021

## 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: \$ 3,000,000.00

11. DATE OF SALE (Numeric Digits): 5 / 2021  
Month / Year

12. DOWN PAYMENT \$ 3,000,000.00

## 13. METHOD OF FINANCING:

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

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.  
2500 S. Power Road, Building 1, STE 101, Mesa, AZ 85209  
Phone: (480) 830-9465

## 18. LEGAL DESCRIPTION (attach copy if necessary):

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

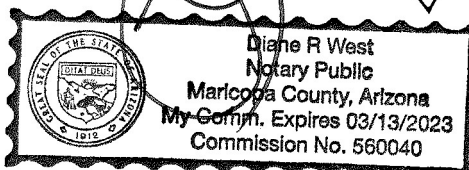
Signature of Buyer (Agent) [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 11 day of June 2021

Notary Public

Notary Expiration Date 3/13/23



**EXHIBIT "A"**  
**Legal Description**

Parcel No. 1:

That part of the Southwest quarter of the Southwest quarter of said Section 13, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 13;

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**EXHIBIT "A"**  
(Continued)

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2024

TYPE	COUNTY	FILE
E	PINAL	87829

ORGANIZATION OR BUSINESS NAME

**APPROVED COPY**  
NEXT RENEWAL DATE

Name: **2025**  
AMERICAN LEADERSHIP ACADEMY INC

**Address**

6913 E REMBRANDT AVE  
MESA AZ 85212-3640

Phone:  
(480) 616-1025

**EXEMPTION TYPE:**

RELIGIOUS ORGANIZATION ☐ NON PROFIT ORGANIZATION ☐  
 CHARITABLE ORGANIZATION ☐ EDUCATIONAL PROPERTY ☐  
 VETERANS ORGANIZATION ☐ CEMETERY ☐  
 OTHER (SPECIFY TYPE) ☐

**AFFIDAVIT FOR ORGANIZATIONAL TAX EXEMPTION**

Pursuant to A.R.S. §§ 42-11101 through 42-11155

**CONTACT INFORMATION (Address if different than Applicant)**

Name:

Address: 67 E HIGLEY RD STE 103-295

City: GILBERT

State: AZ

Zip Code: 85296

Telephone:

( ) -

**REMARKS:**

NOTE: Signature must be notarized if not signed in the presence of Assessor's Office personnel.

CODE	SEQ.	PROPERTY LIST	INT %	ASS'D %	FULL CASH VALUE	ASSESSED VALUE	EXEMPT AMOUNT	LIMITED VALUE	ASSESSED VALUE	EXEMPT AMOUNT
		R000045720/20024004L	100%	15%	14136398.00	2120459.00	Full Exempt	9908259.00	1486239.00	Full Exempt
		R000045722/20024004N	100%	15%	115267.00	17290.00	Full Exempt	115267.00	17290.00	Full Exempt

**VEHICLES MAKE / VIN**

I HEREBY CERTIFY THAT I HAVE READ OVER THE FOREGOING FACTS BEFORE SUBSCRIBING MY NAME HERETO, THAT THE MATTERS HEREIN STATED ARE ALL TRUE TO THE BEST OF MY KNOWLEDGE.

Signature on File

Property Owner / Agent

Date \_\_\_\_\_

Deputy Assessor/Notary Date My Comm

Deputy Assessor/Notary

Date My Commission Expires

# 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 tax rate)

DATE FILED: 3/6/24 NOTE: IF MAILED, SEND CERTIFIED

**RECEIVED**

MAR 06 2024

DATE RECEIVED \_\_\_\_\_  
 NUMBER \_\_\_\_\_

PINAL COUNTY  
ASSESSORS OFFICE

1. COUNTY: PINAL PARCEL ID: 200-24-004L ACCOUNT NUMBER \_\_\_\_\_
2. IF THIS IS A MULTIPLE PARCEL CLAIM, CHECK HERE ☒ AND ATTACH A TAXPAYER NOTICE OF CLAIM MULTIPLE PARCEL FORM (82179BB).
3. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 8450 W. FRANKLIN RD, FLORENCE, AZ 85132
- 4A. OWNER'S NAME AND ADDRESS AS SHOWN ON TAX ROLL:  
AMERICAN LEADERSHIP ACADEMY  
6913 E. REMBRANDT AVE  
MESA, AZ 85212
- 4B. MAIL DECISION TO:  
WAYFINDER TAX RELIEF LLC  
67 S. HIGLEY RD, STE 103-295  
GILBERT, AZ 85296

5. BASIS FOR CLAIM AND REQUESTED CORRECTION:  
ARS 42-11104 EDUCATIONAL NON PROFIT FACILITY, SHOULD BE EXEMPT FOR 2023 TAXES  
AND FORWARD

2024 TAX YEAR Current Year	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____
2023 TAX YEAR One Year Prior	FROM (Currently) PROPERTY CLASS <u>2</u> FCV ASSMT RATIO <u>.15</u> LPV ASSMT RATIO <u>.15</u>	LAND <u>1,064,415</u> IMPS <u>10,140,413</u> FCV <u>11,801,828</u> LPV <u>9,436,437</u>	TO (Proposed correction): PROPERTY CLASS <u>2</u> FCV ASSMT RATIO <u>0%</u> LPV ASSMT RATIO <u>0%</u>	LAND _____ IMPS <u>EXEMPT</u> FCV _____ LPV _____
TAX YEAR Two Years Prior	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____
TAX YEAR Three Years Prior	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____

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

WILLIAM RYAN, AGENT  
 NAME / ADDRESS \_\_\_\_\_

480-616-7025  
 TELEPHONE NUMBER

AGENTS ONLY: REAL ESTATE APPRAISAL DIVISION NUMBER 2010048 SBOE NUMBER 912  
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 william@wayfindertaxrelief.com TELEPHONE 480-616-7025

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

<b>FOR OFFICIAL USE ONLY</b>	<input type="checkbox"/> TAX OFFICER CONSENTS TO CLAIM OF ERROR.		
	<input type="checkbox"/> TAX OFFICER DISPUTES CLAIM OF ERROR BASED ON THE FOLLOWING:		
	<input type="checkbox"/> 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	Telephone Number	

**FOR OFFICIAL USE ONLY**



# 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 tax rate)

DATE FILED: 3/6/24 NOTE: IF MAILED, SEND CERTIFIED

RECEIVED  
MAR 06 2024

RECEIVED  
MAR 05 2024

PINAL COUNTY  
ASSESSORS OFFICE

DATE RECEIVED  
NUMBER

1. COUNTY: PINAL PARCEL ID: 200-24-004N ACCOUNT NUMBER \_\_\_\_\_  
 2. IF THIS IS A MULTIPLE PARCEL CLAIM, CHECK HERE ☐ AND ATTACH A TAXPAYER NOTICE OF CLAIM MULTIPLE PARCEL FORM (82179BB).  
 3. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 8450 W. FRANKLIN RD, FLORENCE, AZ 85132

4A. OWNER'S NAME AND ADDRESS AS SHOWN ON TAX ROLL:

AMERICAN LEADERSHIP ACADEMY  
6913 E. REMBRANDT AVE  
MEHA, AZ 85212

4B. MAIL DECISION TO:

WAYFINDER TAX RELIEF, LLC  
67. S. HIGLEY RD, STE 103-295  
GILBERT, AZ 85296

5. BASIS FOR CLAIM AND REQUESTED CORRECTION:

ARS 42-11104 EDUCATIONAL NON-PROFIT SCHOOL. SHOULD BE EXEMPT FROM TAXES FOR 2023  
AND FORWARD

TAX YEAR Current Year	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____
<u>2023</u> TAX YEAR One Year Prior	FROM (Currently) PROPERTY CLASS <u>2</u> FCV ASSMT RATIO <u>.15</u> LPV ASSMT RATIO <u>.15</u>	LAND _____ IMPS _____ FCV <u>115,267</u> LPV <u>115,267</u>	TO (Proposed correction): PROPERTY CLASS <u>2</u> FCV ASSMT RATIO <u>0%</u> LPV ASSMT RATIO <u>0%</u>	LAND _____ IMPS <u>EXEMPT</u> FCV _____ LPV _____
TAX YEAR Two Years Prior	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____
TAX YEAR Three Years Prior	FROM (Currently) PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____	TO (Proposed correction): PROPERTY CLASS _____ FCV ASSMT RATIO _____ LPV ASSMT RATIO _____	LAND _____ IMPS _____ FCV _____ LPV _____

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

WILLIAM RYAN AGENT

NAME / ADDRESS

480-616-1025

PHONE NUMBER

AGENTS ONLY: DEPT. OF FINANCIAL INSTITUTIONS LICENSE NUMBER 2010048

SBOE NUMBER 912

Include a current Agency Authorization Form (82130AA) with this notice.

(PIMA AND MARICOPA COUNTIES ONLY)

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SIGNATURE OF OWNER OR REPRESENTATIVE

EMAIL ADDRESS

PHONE NUMBER

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Name and title of Tax Officer's Representative (Please Print or Type)

Signature of Tax Officer's Representative

Date

Phone Number