

ARIZONA STATE BOARD OF EQUALIZATION

100 NORTH 15TH AVENUE, SUITE 130 PHOENIX AZ 85007 (602)364-1600

NOTICE OF DECISION IS HEREBY GIVEN TO:**VINCENT LARRY A**

The State Board of Equalization Convened at 8:30 AM on 11/10/20 and reached a decision on the property identified below.

LOCATION: PINAL**TAX YEAR:** 2021**PARCEL:** 206-04-003**DOCKET:** 01950-11-20**DATE:** 11/20/20

	LAND	IMPROVEMENTS	FULL CASH VALUE (FCV)	LIMITED PROPERTY VALUE (LPV)	CLASS	RATIO
APPEALED TO SBOE:			237,975	187,411	3	10
DECISION OF SBOE:			179,260	117,637	3	10

FINDINGS OF FACT

1. The Petitioner appealed to the State Board of Equalization, the Decision of the County Assessor's Office in the County of

PINAL

2. The appeal was timely filed. X yes no

3. THE PETITIONER APPEALED THE FULL CASH VALUE AND/OR CLASSIFICATION FOR THE SUBJECT PROPERTY. THE PETITIONER ACCEPTED THE RESPONDENT'S RECOMMENDATION OF VALUE AND/OR CLASSIFICATION OF THE SUBJECT PROPERTY. 200

4. THE RESPONDENT RECOMMENDED A REDUCTION OF THE FULL CASH VALUE BASED UPON THE COST APPROACH TO VALUE. 410

5. THE BOARD ACCEPTS THE RESPONDENT'S RECOMMENDED FULL CASH VALUE BASED ON THE COST APPROACH TO VALUE. THE FULL CASH VALUE FOR NEXT YEAR SHALL BE DETERMINED PURSUANT TO A.R.S. 4216002. 710

CONCLUSION OF LAW

1. The Board has jurisdiction to hear this case.

2. Full Cash Value is the total value of the land and any improvements thereto and is synonymous with market value, unless a statutory method is prescribed.

3. The assessor shall prepare the valuation of all real property in accordance with standard appraisal methods and techniques pursuant to Department of Revenue manuals and procedures (A.R.S. 42-11054).

4. Any person owning, claiming or having possession or control of property may, after March 1, inquire as to the valuation of such property found by the assessor for placement on the roll (A.R.S. 42-15101).

5. Limited property value is a ministerial calculation and is defined as Rule A: The sum of the last year's limited value plus 5% (10% prior the Proposition 117) or Rule B: If the property is new, had a change in use or significantly changed physically, the limited property value will be a percentage of full cash value comparable to that of other properties of the same or similar use or classification. Limited property value may not exceed the current full cash value (A.R.S. 42-13304).

NOTICE OF DECISION IS HEREBY GIVEN TO:
VINCENT LARRY A
22143 E. SUNAIRE DRIVE
FLORENCE AZ 85132

ARIZONA STATE BOARD OF EQUALIZATION

100 NORTH 15TH AVENUE, SUITE 130 PHOENIX AZ 85007 (602)364-1600

NOTICE OF DECISION IS HEREBY GIVEN TO:

297 WEST CENTRAL AVE LLC

The State Board of Equalization Convened at 8:50 AM on 11/10/20 and reached a decision on the property identified below.

LOCATION: PINAL **TAX YEAR:** 2021 **PARCEL:** 205-05-144 **DOCKET:** 01951-11-20 **DATE:** 11/20/20

	LAND	IMPROVEMENTS	FULL CASH VALUE (FCV)	LIMITED PROPERTY VALUE (LPV)	CLASS	RATIO
APPEALED TO SBOE:			79,425	74,127	1	18
DECISION OF SBOE:			37,725	35,209	1	18

FINDINGS OF FACT

1. The Petitioner appealed to the State Board of Equalization, the Decision of the County Assessor's Office in the County of PINAL

2. The appeal was timely filed. X yes no

3. THE PETITIONER APPEALED THE FULL CASH VALUE AS EXCESSIVE BASED ON THE SALES COMPARISON (MARKET) APPROACH TO VALUE. 115

4. THE RESPONDENT'S BASIS FOR VALUE WAS THE COST APPROACH TO VALUE AND CONSTRUCTION COST DATA WAS SUBMITTED TO SUPPORT THE VALUE ESTIMATE. 310

5. THE BOARD FINDS THE FULL CASH VALUE EXCESSIVE BASED ON THE COST APPROACH TO VALUE. THE FULL CASH VALUE FOR NEXT YEAR SHALL BE DETERMINED PURSUANT TO A.R.S. 42-16002. 510

CONCLUSION OF LAW

1. The Board has jurisdiction to hear this case.

2. Full Cash Value is the total value of the land and any improvements thereto and is synonymous with market value, unless a statutory method is prescribed.

3. The assessor shall prepare the valuation of all real property in accordance with standard appraisal methods and techniques pursuant to Department of Revenue manuals and procedures (A.R.S. 42-11054).

4. Any person owning, claiming or having possession or control of property may, after March 1, inquire as to the valuation of such property found by the assessor for placement on the roll (A.R.S. 42-15101).

5. Limited property value is a ministerial calculation and is defined as Rule A: The sum of the last year's limited value plus 5% (10% prior the Proposition 117) or Rule B: If the property is new, had a change in use or significantly changed physically, the limited property value will be a percentage of full cash value comparable to that of other properties of the same or similar use or classification. Limited property value may not exceed the current full cash value (A.R.S. 42-13304).

NOTICE OF DECISION IS HEREBY GIVEN TO:

297 WEST CENTRAL AVE LLC
5634 BROADWAY AVE.
CLEVELAND OH 44127

ARIZONA STATE BOARD OF EQUALIZATION

100 NORTH 15TH AVENUE, SUITE 130 PHOENIX AZ 85007 (602)364-1600

NOTICE OF DECISION IS HEREBY GIVEN TO:**CRAVENS, PAMELA A.**

The State Board of Equalization Convened at 9:10 AM on 11/10/20 and reached a decision on the property identified below.

LOCATION: PINAL**TAX YEAR:** 2021**PARCEL:** 411-32-033F**DOCKET:** 02070-11-20**DATE:** 11/20/20

	LAND	IMPROVEMENTS	FULL CASH VALUE (FCV)	LIMITED PROPERTY VALUE (LPV)	CLASS	RATIO
APPEALED TO SBOE:			162,099	111,802	3	10
DECISION OF SBOE:			155,209	107,050	3	10

FINDINGS OF FACT

1. The Petitioner appealed to the State Board of Equalization, the Decision of the County Assessor's Office in the County of

PINAL

2. The appeal was timely filed. X yes no

3. THE PETITIONER APPEALED THE FULL CASH VALUE AS EXCESSIVE BASED ON THE COST APPROACH TO VALUE . 110

4. THE RESPONDENT RECOMMENDED A REDUCTION OF THE FULL CASH VALUE BASED UPON THE COST APPROACH TO VALUE. 410

5. THE BOARD ACCEPTS THE RESPONDENT'S RECOMMENDED FULL CASH VALUE BASED ON THE COST APPROACH TO VALUE. THE FULL CASH VALUE FOR NEXT YEAR SHALL BE DETERMINED PURSUANT TO A.R.S. 4216002. 710

CONCLUSION OF LAW

1. The Board has jurisdiction to hear this case.

2. Full Cash Value is the total value of the land and any improvements thereto and is synonymous with market value, unless a statutory method is prescribed.

3. The assessor shall prepare the valuation of all real property in accordance with standard appraisal methods and techniques pursuant to Department of Revenue manuals and procedures (A.R.S. 42-11054).

4. Any person owning, claiming or having possession or control of property may, after March 1, inquire as to the valuation of such property found by the assessor for placement on the roll (A.R.S. 42-15101).

5. Limited property value is a ministerial calculation and is defined as Rule A: The sum of the last year's limited value plus 5% (10% prior the Proposition 117) or Rule B: If the property is new, had a change in use or significantly changed physically, the limited property value will be a percentage of full cash value comparable to that of other properties of the same or similar use or classification. Limited property value may not exceed the current full cash value (A.R.S. 42-13304).

NOTICE OF DECISION IS HEREBY GIVEN TO:
CRAVENS, PAMELA A.
4450 E. GREEN RESERVOIR RD.
ELOY AZ 85131