

#3047

RESIDENTIAL PETITION FOR REVIEW OF VALUATION
PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY
APR 26 2016

FILED FOR TAX YEAR 2017

See instructions for complete filing requirements.

- The County Assessor reserves the right to reject any petition not meeting statutory requirements. Only one petition for each parcel will be accepted. Any duplicate petitions will be returned.

COMPLETE SECTIONS 1 THROUGH 8 WHERE APPLICABLE. TYPE OR PRINT.

1. DATE FILED 26 APR 2016 COUNTY GILA PARCEL NUMBER 20724040
 2A. IF THIS PROPERTY IS RENTED TO SOMEONE OTHER THAN A FAMILY MEMBER, CHECK HERE 2B. MULTIPLE PARCELS? YES NO

3A. OWNER'S NAME
JOSEPH L & MARGUERITE ELLEN
 NAME
PO BOX 444
 ADDRESS
CLAYTON AZ 85532
 CITY, STATE, ZIP CODE

3B. MAIL DECISION TO (IF DIFFERENT THAN 3A):
 NAME _____
 ADDRESS _____
 CITY, STATE, ZIP CODE _____

3C. IF OWNERSHIP HAS CHANGED CHECK HERE ATTACH RECORDED DOCUMENTATION.

4. PETITION COMPLETED BY: (Specify: owner, Agent, Attorney, etc.) OWNER
 NAME _____ TELEPHONE _____
 ADDRESS _____ CITY, STATE, ZIP CODE _____

AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER _____ SBOE NUMBER _____

5. BASIS FOR THIS PETITION: MARKET SALES APPROACH COST APPROACH OTHER (explain below)

Additional documents submitted must contain the parcel number and be attached to the petition in order to be considered by the Assessor. Evidence contained in this appeal could be the basis for either increasing or decreasing the valuation or changing the classification.

THIS PROPERTY IS HIGHLY OVERVALUED COMPARED TO COM-
PARABLE HOUSES IN THIS AREA. RECENT SALE OF HOUSE ON
LARGER LOT SOLD FOR 59K WITH A FCV OF 49K [20724039D];
SINGLE STORY HOUSE ON SLIGHTLY SMALLER LOT HAS FCV OF 16.8K
[20724044]; HOUSE SOLD ON 4/15 FOR 85K (CONTINUED)

| | | | | |
|-----------------------------------|----------------------------------|---|----------------------------|-----------------------|
| 6. VALUE SHOWN ON NOTICE OF VALUE | FULL CASH VALUE \$ <u>82,965</u> | LIMITED PROPERTY VALUE \$ <u>82,965</u> | PROPERTY CLASS <u>0131</u> | ASMT RATIO <u>10%</u> |
| 7. OWNER'S OPINION OF VALUE | FULL CASH VALUE \$ <u>55,000</u> | LIMITED PROPERTY VALUE \$ <u>45,000</u> | PROPERTY CLASS <u>0121</u> | ASMT RATIO <u>10%</u> |

8. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT. TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE.

X Joseph Ferrara
 SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE
9284250645
 TELEPHONE EMAIL ADDRESS

FOR SBOE (IN MARICOPA AND PIMA COUNTIES ONLY):
 If you want this appeal to be heard "On The Record" check here.
 This means that neither you, the Assessor, your Agent, or Attorney (if applicable) will appear before the State Board of Equalization to offer testimony. Submit any additional written or typed information with this appeal to the SBOE.

| | | | | |
|---------------------------------------|----------------------------------|---|--------------------------|--|
| ASSESSOR'S DECISION | FULL CASH VALUE \$ <u>82,965</u> | LIMITED PROPERTY VALUE \$ <u>82,965</u> | PROPERTY CLASS <u>03</u> | ASMT RATIO <u>10%</u> |
| BASIS FOR DECISION: _____ | | | | |
| DATE RECEIVED <u>4/26/16</u> | | DATE DECISION MAILED _____ | | REVIEWED BY <u>Amata Deborah Thibaut</u> |
| ASSESSOR OR CHIEF DEPUTY | | | | |
| COUNTY BOARD OF EQUALIZATION DECISION | FULL CASH VALUE \$ _____ | LIMITED PROPERTY VALUE \$ _____ | PROPERTY CLASS _____ | ASMT RATIO _____ |
| BASIS FOR DECISION: _____ | | | | |
| DATE RECEIVED _____ | | DATE DECISION MAILED _____ | | CHAIRMAN OR CLERK OF THE BOARD _____ |

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(continuation) has a FCV of 44.1K (20724047); smaller house sold on 1992 for 28K FCV of 27.6K (20724028) showing the value went down over 24 years; smaller house sitting on .9 of acre valued at 43.6K (20724030); house on larger corner lot valued at 61.2K (207240039c). After comparing various factors including lot sq footage and construction materials (block vs wood frame), local economy and housing market, our property is highly overvalued.



Deborah Hughes
Petition for Review of Valuation
Appeal Decision Answer

Payson Office
201 West Frontier Street - Payson, AZ 85541
Phone (928) 472-7973 * Fax (928) 468 - 9762

Globe Office
1400 East Ash Street - Globe, AZ 85501
Phone (928) 402-8714 * Fax (928) 425-0408

Owner Name And Address

ELLEDGE JOSEPH L & MARGUERITE K
PO BOX 444
CLAYPOOL, AZ 85532

| | |
|----------------------------------|-----------------------------------|
| Tax Year: 2017 | Appeal Number: 3047 |
| Date Received: 04/26/2016 | Account Number: R000012384 |
| Mail Date: 07/01/2016 | Parcel Number: 20724040 |

Property Address

5494 E SNEDDEN ST
GLOBE, 85501

Dear Property Owner,

The Gila County Assessor's Office has completed the review of the subject property and has determined the Limited and Full Cash Values as set forth below:

| Notice of Value | | | | Assessor Decision | | | |
|-----------------|----------|-------|-------|-------------------|----------|-------|-------|
| LPV | FCV | Class | Ratio | LPV | FCV | Class | Ratio |
| \$82,965 | \$82,965 | 03 | 10.0% | \$82,965 | \$82,965 | 03 | 10.0% |

Basis:

DENY APPEAL DO TO MARKET SUPPORTING CURRENT VALUE

If you desire to appeal to the County Board of Equalization, it is your responsibility to file your original appeal to the Gila County Board of Supervisors at 201 West Frontier Street in Payson or 1400 East Ash Street in Globe within 25 days after the postmark of the Assessor's Decision.