BOARD OF EQUALIZATION MINUTES
GILA COUNTY, ARIZONA

Date: November 5, 2013

MICHAEL A. PASTOR
Chairman

TOMMIE C. MARTIN
Vice-Chairman

JOHN D. MARCANTI
Member

MARIAN E. SHEPPARD
Clerk of the Board

By: Marian E. Sheppard
Clerk of the Board

Gila County Courthouse
Globe, Arizona

PRESENT: Michael A. Pastor, Chairman; Tommie C. Martin, Vice-Chairman (via ITV from Payson); John D. Marcanti, Supervisor; Deborah Hughes, Assessor; Lisa Romo, Chief Deputy Assessor; Larry Huffer, Chief Appraiser; Joe Williams, Appraiser; and Marian E. Sheppard, Clerk of the Board.

Item 1 – CALL TO ORDER

The Gila County Board of Equalization met at 2:00 p.m. this date in the Board of Supervisors' hearing room.

Item 2 – REGULAR AGENDA ITEMS

A. Information/Discussion/Action regarding a Petition for Review of Notice of Change for tax year 2014 that was submitted by Gary and Joni de Szendeffy for tax parcel number 302-87-867A.

Gary de Szendeffy, property owner, advised that his profession is that of a building contractor and a home designer. Mr. de Szendeffy designed his house and he stated that the software program that was used for the house design contains a component which calculates the square footage of the house. The house plans were submitted to the Town of Payson with the home's square footage as calculated by the computer program, and the house was built. Mr. de Szendeffy advised that the Town's process is to ensure that the house is built according to the plans, which was done. He stated that somewhere in that process, he believes the Town notifies the County Assessor's Office that a home is being built upon the property. The construction of the house was completed in May 2013, and it was during that time that Mr. de Szendeffy noticed that the square footage noted by the County Assessor's Office deviated from his square footage amount. Mr. de Szendeffy then submitted a Petition for Review of Notice of Change to the Assessor's Office with a letter addressed to Deborah Hughes, County Assessor, requesting that the square footage

amount be adjusted. He subsequently received a phone call from Joe Williams, Gila County Appraiser, at which time Mr. Williams requested to re-measure the house. Mr. de Szendeffy denied that request and suggested that Mr. Williams obtain the building plans from the Town of Payson, which contains the home's correct square footage. Mr. de Szendeffy believes that Mr. Williams did review the house plans, and consequently changed the square footage amount as a result of that review. When Mr. de Szendeffy was notified of the revised square footage amount, he requested that the Town of Payson building official review the square footage amount and it was at that time that the building official confirmed that it was the correct amount.

Larry Huffer, Chief Appraiser, advised that this was a newly constructed house. On November 23, 2012, the Assessor's staff viewed the house and it was determined to be 50% complete at that time. Staff later visited the property to determine if the house had been completed and at that time, staff noted the square footage amount as 3,633, which is the amount stated by Mr. de Szendeffy. After the second visit to the house was conducted, the Assessor's Office requested permission to measure the house to verify the square footage amount; however, Mr. de Szendeffy denied that request. Per Mr. de Szendeffy's suggestion, Mr. Williams obtained a copy of the house plans from the Town of Payson. Mr. Huffer referred to a new drawing of the house that was based on the information contained in the house plans. That drawing notes the square footage as 3,633, which does not include the mechanical room located on the lower level as being a livable area. He then referred to the initial house drawing, which he stated was orientated a little differently on the page of which the square footage is listed as 3,697. Mr. Huffer referred to the house plans and he stated that the square footage measurement did not include the exterior walls, which should have been included using the standard method of appraisal according to the American National Standard for Single-Family Residential Buildings (ANSFSFRB). He then referred to the handout entitled ANSFSFRB Square Footage-Method for Calculating-ANSI Z765-2003, and read aloud portions of the Scope and Purpose, Definitions, and Calculation of Square Footage sections contained in the pamphlet. He stated that the house is a detached single-family house and the definition for calculating the square footage as stated in the ANSFSFRB is as follows: *For detached single-family houses, the finished square footage of each level is the sum of finished areas on that level measured at floor level to the exterior finished surface of the outside walls.* Mr. Huffer stated that the ANSFSFRB pamphlet was given to him by a professional appraiser from Payson, and he added that the standard method of appraisal has been in place as far back as when Mr. Huffer was in school in 1988. Mr. Huffer then referred to the Town of Payson Building Permit and he advised that the livable square footage listed on the permit is 3,172, which is the same amount as listed on the house plans; however, he stated that calculation was not derived utilizing the standard method of appraisal.

Mr. de Szendeffy advised that he went back to the computer program that he used which calculates the square footage and he verified that it is calculated based on the exterior walls. He expressed a concern that the County initially established one amount for the square footage and later established a different amount, and he believes that both amounts are incorrect. Mr. de Szendeffy reiterated that he went back to the jurisdiction that issued the building permit and oversaw the entire building process, which is the Town of Payson. He asked the Town of Payson building official to confirm the square footage. Mr. de Szendeffy stated, "They did that and wrote me a letter and said 'yes' we can confirm that this is the correct amount, so I think we are simply hearing different opinions."

Mr. Huffer reviewed the house plans with Chairman Pastor and Supervisor Marcanti at this time. Vice-Chairman Martin advised that she was also looking at the plans.

Chairman Pastor asked Mr. Huffer to provide a brief summary. Mr. Huffer stated that when the house construction was at 50% completion, a full cash value of $233,226 was established by the Assessor's Office for the subject property. On August 12, 2013, Mr. Williams verified that the house construction was completed and, at that time, the full cash value was changed to $478,343. Subsequent to the Assessor's Office viewing the house plans, the full cash value was slightly changed and he recommended that the Board of Equalization change the full cash value to $468,102. Upon motion by Vice-Chairman Martin, seconded by Supervisor Marcanti, the Board of Equalization unanimously accepted the Assessor's recommendation to change the full cash value to $468,102 for tax year 2014 based on a livable square footage amount of 3,633 with a legal classification of 0401 for Assessor's tax parcel number 302-87-867-A.

B. Information/Discussion/Action regarding a Petition for Review of Notice of Change for tax year 2014 that was submitted by Kristen Polenz for tax parcel number 208-05-368.

Note: The petitioner did not attend this hearing; therefore, this case was heard on the record.

Mr. Huffer advised that this Petition for Review of Notice of Change is an appeal regarding the property's legal classification, not the full cash value of the property. Mr. Huffer stated that the Assessor's Office issued a Notice of Change card on the subject property changing the legal classification from Legal Class 3-primary residence to Legal Class 0401-secondary residence based on the return address that was on a piece of mail received from Ms. Polenz. After talking with Ms. Polenz, it was learned that the return address was a temporary address and she verified that her primary residence is at the subject property. The Assessor's Office agrees that the legal classification

should be reverted to Legal Class 3 – a primary residence. Upon motion by Vice-Chairman Martin, seconded by Supervisor Marcanti, the Board unanimously upheld the Assessor's decision to change the legal classification to Legal Class 3 for Assessor's tax parcel number 208-05-368.

C. Information/Discussion/Action regarding a Petition for Review of Notice of Change for tax year 2014 that was submitted by Keith and Linda Griffith for tax parcel number 302-41-033J.

Note: The petitioner did not attend this hearing; therefore, this case was heard on the record.

Mr. Huffer advised that the reason that a Notice of Change card was issued on the subject property is because the legal classification was changed from a secondary residence to a primary residence – Legal Class 3. Upon reviewing other Assessor's records for this property, it was discovered that the full cash value also needed to be amended because there was a check mark next to "manufactured list price," which was not supposed to be checked; therefore, the Assessor changed the amended full cash value of $97,157 to the original full cash value of $77,021. Upon motion by Supervisor Marcanti, seconded by Vice-Chairman Martin, the Board unanimously upheld the Assessor's decision to lower the full cash value to $77,021 for Assessor's parcel number 302-41-033J.

There being no further business to come before the Board of Equalization, Chairman Pastor adjourned the meeting at 2:27 p.m.

APPROVED:

Michael A. Pastor, Chairman

ATTEST:

Marian Sheppard, Clerk of the Board