

GRAHAM COUNTY BOARD OF SUPERVISORS)

(SS.SAFFORD, AZ October 5, 2020

STATE OF ARIZONA, COUNTY OF GRAHAM)

The Graham County Board of Supervisors met as the Board of Equalization in a special session this date with the following present:

Paul R. David	Chairman
Danny Smith	Vice-Chairman
James A. Palmer	Member
Dustin Welker	County Manager / Clerk
Hannah Duderstadt	Deputy Clerk

Chairman David called the meeting to order at 10:00 a.m. He announced it was the date and time to convene as the Board of Equalization.

Tax Representative Michael Naifeh presented his case for Parcel 104-30-010A. He proposed that based on the market and equity value, the property should be assessed at \$.80 per square foot.

Brett Bluth presented seven sales in proximity to the property; Tractor Supply being most comparable was assessed at \$2.31 per square foot. Questions and comments followed.

Mr. Naifeh offered that properties on the south side of the highway was of more value than the north side. Additional questions and comments were made.

Chairman David called for a vote on the appeal and Supervisor Palmer cast a vote to deny Mr. Naifeh's appeal, Supervisor Smith also cast a vote to deny, followed by a third vote to deny by Chairman David.

The first case was adjourned at 10:55 a.m.

Mr. Naifeh presented his case for Parcel 102-15-087, located at 1930 W. Thatcher Blvd., Safford, AZ 85546. He explained the property suffers high vacancy, and approximately ten thousand square feet is unusable due to water damage. Questions and comments followed.

Brett Bluth presented the high vacancy may be due to poor management, referring to property insurance to help address water damage. Additional questions and comments were made.

Mr. Naifeh offered the property's low occupancy may be due to the poor design of a forty seven year old shopping center.

Chairman David called for a vote on the appeal and Supervisor Smith cast a vote to deny Mr. Naifeh's appeal, Supervisor Palmer also cast a vote to deny, followed by a third vote to deny by Chairman David.

The second case was adjourned at 12:10 p.m.

GRAHAM COUNTY BOARD OF SUPERVISORS

Paul R. David, Chairman

ATTEST:

Dustin Welker, Board Clerk

DRAFT