

Case Summary-2014

LEAD PARCEL: 107-16-032B

Multiple Parcels: Count

SUBJECT PROPERTY

Site Address: 493 Hwy 90, Sierra Vista, AZ 85635

Improvement Sq Ft: 69,831

Site Coverage:

Year Built: 1993

Land SF:

Acres:

Use: Commercial

Construction Type

Number Units: 1

Zoning:

Description: Warehouse Discount Store

Case Summary:

1. Sale within center (3/2012) supports requested value. (Market).
2. Equity of similar size and use parcels (see aerial map) support requested value. (Equity).

Income Approach:

NOI Before RE Tax:

RE Tax:

Actual NOI:

Req Cap Rate:

Assessor FCV	\$4,090,382
Cost Model Valuation	
Improv / Sq Ft	Land Value / Sq Ft
Increase	
Petitioner Requested FCV	\$2,444,085
Requested Improv / Sq Ft	
Note: Land / SF:	
PTE Requested \$/Acre or Unit	\$35.00/SF

Parcel History:

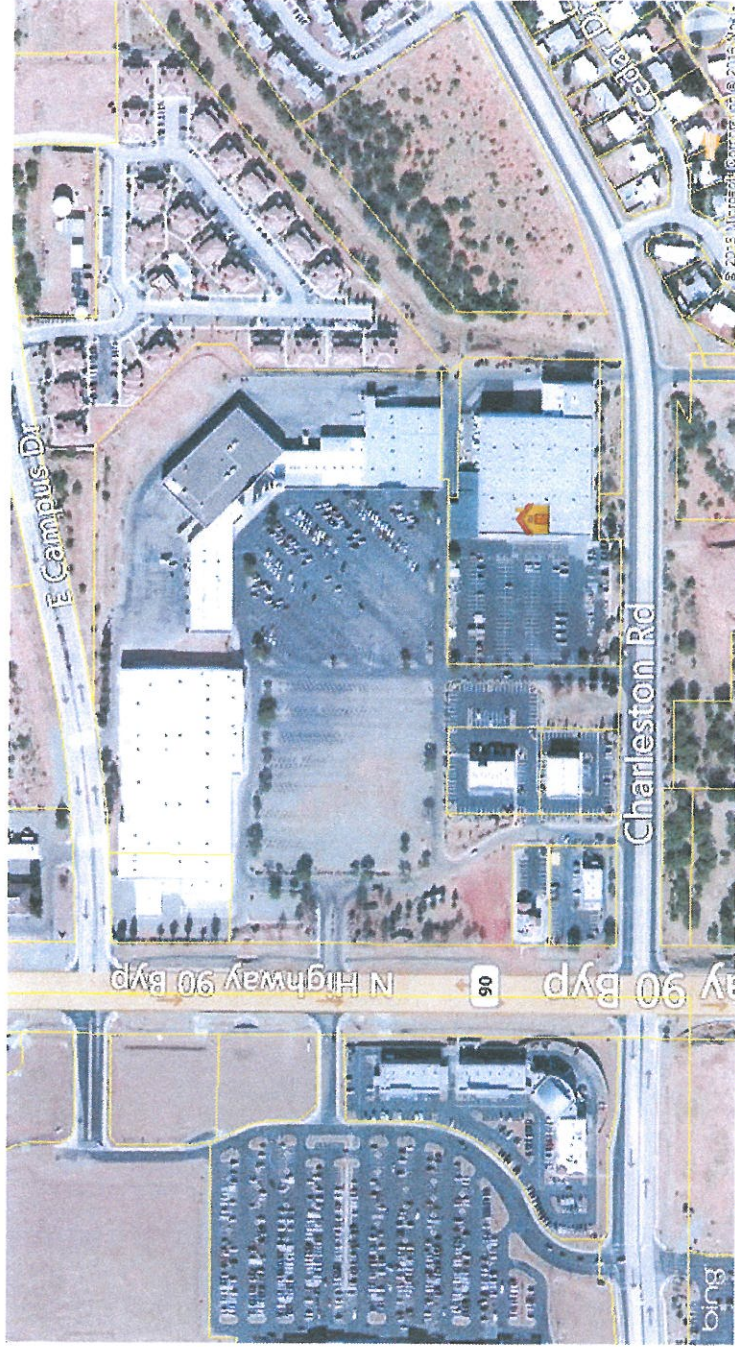
Year	Cnt	Tot Val	Val PSF
2014	0		
2013	0		
2012	0		
2011	0		
2010	0		

Subject Photo:





CRS Bing™ Map



Map for Parcel Address: 493 N Hwy 90/Sutherland's Sierra Vista, AZ 85635, Parcel ID: 107-16-032B

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Subject: 107-16-032B



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\$39.47/SF

Equity 2: 105-16-038 \$34.73/SF

\$37.75/SF
"Sears"

*Prime Corner in Sierra Vista

GOVERNMENT DATA SERVICES

107-16-032B, 2014 Cochise

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Parcel <u>10716032B</u>	WAREHOUSE TYPE STORE		Owner DARDANELLE TIMBER CO INC	
PUC <u>1150</u>				
Tax Area <u>6830</u>	Exemptions		Address 4000 MAIN STREET	
	Acres	SqFt		
Land Size	5.400	235,224	City/St/Zip KANSAS CITY MO 64111	
per AC/SF	130,680	3.00	Situs 493 N HWY 90/SUTHERLANDS	
			Deed/Date	
	All Impr	Bldg Only	#Units	Gr SqFt 69,831
Impr SqFt	69,831	69,831	Lval/Unit	L/B Ratio 3.37
Ival/SqFt	48.47	48.47	Ival/Unit	
Fval/SqFt	58.58	58.58	Bval/Unit	Yr by Value
Cost Model			Fval/Unit	Yr by SqFt 1993
	Cls / Ratio	2014 PreLim	%Chg	2013 Certified
Land <u>1</u>	.1900	705,672		%Chg
Impr <u>1</u>	.1900	3,384,710		2013 PreLim
Fullcash <u>1</u>	.1900	4,090,382		%Chg
Limited <u>1</u>	.1900	4,090,382		2012 Final

Legal PLAZA VISTA MALL LOT 6 EXC THE FLLWNG DESC PCL BY M&B BEG AT NE C OR SAID LOT 6 S0DEG 15MIN W23.63' S44DEG 44MIN E19.58' S89DEG 55M IN W296.55' N0DEG 04MIN W20.25' S89DEG 44MIN E43' N0DEG 04MIN W17 .55' N89DEG 55MIN E239.92' TO POB SEC 31 T21 R21 5.402AC 11-04 LV COMMERCIAL

Fullcost

Num	Seq	Mod	R	S	Description	Repl Fcy	Lo Rep	Impr Val	Sty	Ht	Perim	GrArea	TotArea	Year	Co	Q	M	P	W	A	S	N
0001	01	133	3	C	WAREHOUSE DISCOUNT STORE				1.0	28	1,165	69,831	69,831	1993			1.00	1.00	0	0	0	
0002	01	101	3	D	COMML MISC YARD IMPS				1.0	1	1	1	1	1993			1.00	1.00	0	0	0	
0003	01	101	3	D	COMML MISC YARD IMPS				1.0	1	1	1	1	1996			1.00	1.00	0	0	0	
3													69,833									

Fullcost Components

Num	Seq	Code	Code Desc	Occ	Mod	S	R	T	Type Desc	U/M	Rnk	Msc	%	Units	Cost
0001	01	DBW	DOCK LEVELERS, MECHANICAL					00	SFF					4	
0001	01	DLR	LOADING DOCK, W/ROOF					00	SFF					3,428	
0001	01	EQ	CONCRETE					00	SFF					651	
0001	01	KP	PACKAGE HEATING & COOLING					00	SFF					69,831	
0001	01	MZB	OFC MEZZANINE					00	SFF					2,429	
0001	01	MZC	STORAGE MEZZANINE					00	SFF					2,375	
0001	01	QZE	CANOPY, MANSARD, ELEC					00	SFF					2,429	
7															

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Tuesday, September 10, 2013

Property Report

507 N Highway 90 Byp, Sierra Vista, AZ 85635-2241
Cochise County, AZ parcel# 107-16-031

Property Report

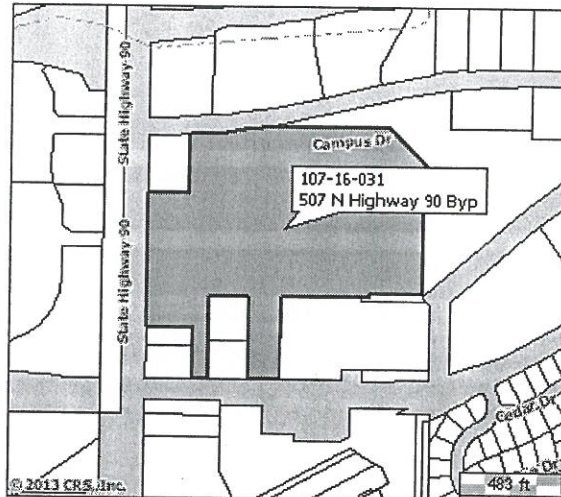
Location
Property Address 507 N Highway 90 Byp
 Sierra Vista, AZ 85635-2241
Subdivision Plaza Vista Mall
Carrier Route C055
County Cochise County, AZ

Current Owner
Name Lbubs 2004-C2 Highway 90 Retail
Mailing Address 00000-0000

Property Summary
Property Type Commercial
Land Use Shopping Center
Improvement Type Discount Store
Square Feet 466968 sf

General Parcel Information

Parcel/Tax ID 107-16-031
Township
Range
Section
2010 Census Tract/Blk 17.02/1



Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/26/2012	\$7,700,000	Lbubs 2004-C2 Highway 90 Retail		Trustee's Deed	3	0000006807
07/07/2005	\$23,600,000	Neek Nilou Llc		Warranty Deed	5	0000024563
07/07/2005		Neek Nilou Llc		Warranty Deed	3	50724/566
07/05/2005	\$23,600,000	Lbubs 2004-C2 Highway 90 Retail Llc C/O Hinderaker		Sp Warranty Deed		50724/
06/06/2002	\$9,937,000			Sp Warranty Deed		

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$2,867,469	Tax Year	2012
Appraised Improvements	\$7,704,931	Total Taxes	\$204,656.28
Total Tax Appraisal	\$10,572,400	%Improvement	73%
Total Assessment	\$2,114,480	Exempt Amount	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Discount Store		65594	1988					1	
Building Square Feet (Living Space)					Building Square Feet (Other)					
First Story (Base)			37912							
Construction										
Quality				Roof Framing				Wood Joists		



Tuesday, September 10, 2013

Property Report

683 N Highway 90 Byp, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-16-027

Property Report

Location

Property Address 683 N Highway 90 Byp
Sierra Vista, AZ 85635
Subdivision Plaza Vista Mall
Carrier Route C055
County Cochise County, AZ

Current Owner

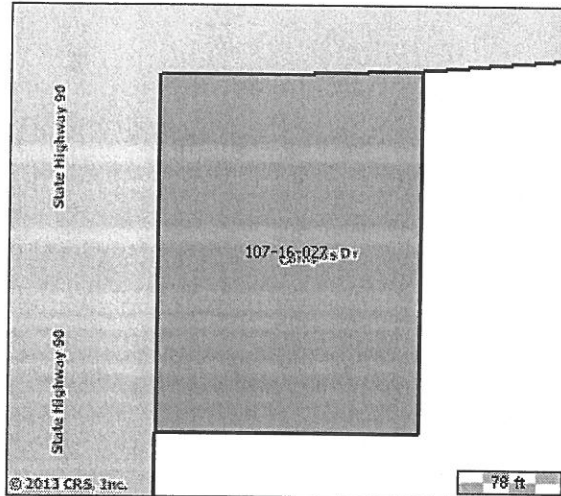
Name Lbubs 2004-C2 Highway 90 Retail
Mailing Address 00000-0000

Property Summary

Property Type Commercial
Land Use Shopping Center
Improvement Type Auto Parts And Service
Square Feet 17394 sf

General Parcel Information

Parcel/Tax ID 107-16-027
Township
Range
Section
2010 Census Trct/Blk 17.02/1



Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/26/2012	\$7,700,000	Lbubs 2004-C2 Highway 90 Retail		Trustee's Deed	3	0000006807
07/07/2005	\$23,600,000	Neek Nilou Llc		Warranty Deed	5	0000024563
07/07/2005		Neek Nilou Llc		Warranty Deed	3	50724/566
09/12/1994	\$225,000	Lbubs 2004-C2 Highway 90 Retail Llc C/O Hinderaker		Sp Warranty Deed		
08/17/1994	\$500,000			Sp Warranty Deed		
02/07/1994	\$8,771,223			Sp Warranty Deed		

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$208,044	Tax Year	2012
Appraised Improvements	\$396,154	Total Taxes	\$11,695.86
Total Tax Appraisal	\$604,198	%Improvement	66%
Total Assessment	\$120,840	Exempt Amount	

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
7/12/2007	\$1,500,000	Neek Nilou Llc	Mills Geoff	23267
3/9/2004	\$15,000,000	Plaza Vista Group Llc	Ubs Real Estate Investment	07370

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units



Tuesday, September 10, 2013

Property Report

Plaza Vista Mall, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-16-032A

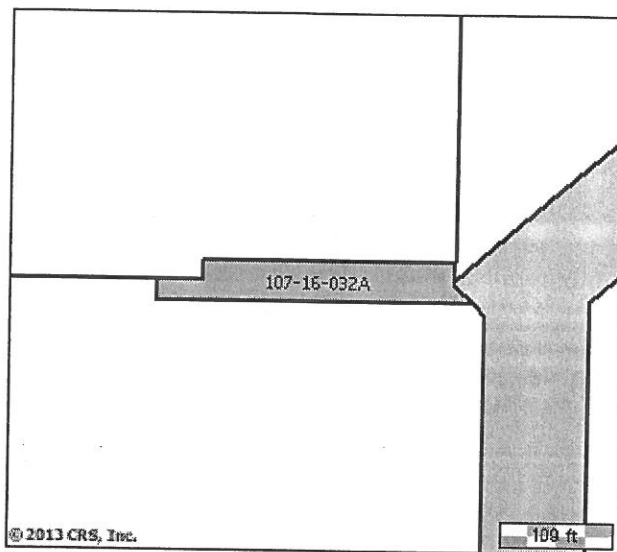
Property Report

Location
Property Address Plaza Vista Mall
 Sierra Vista, AZ 85635
Subdivision Plaza Vista Mall
Carrier Route
County Cochise County, AZ

Current Owner
Name Lbubs 2004-C2 Highway 90 Retail
Mailing Address 00000-0000

Property Summary
Property Type Commercial
Land Use Shopping Center
Improvement Type
Square Feet

General Parcel Information
Parcel/Tax ID 107-16-032A
Township
Range
Section
2010 Census Trct/Blk 17.02/1



Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/26/2012	\$7,700,000	Lbubs 2004-C2 Highway 90 Retail		Trustee's Deed	3	0000006807
07/07/2005	\$23,600,000	Neek Nilou Llc		Warranty Deed	5	0000024563
07/07/2005		Neek Nilou Llc			3	50724/566

Tax Assessment			
Assessment Year	2013	Tax Area	6830
Appraised Land	\$39,728	Tax Year	2012
Appraised Improvements	\$12,648	Total Taxes	\$1,013.94
Total Tax Appraisal	\$52,376	%Improvement	24%
Total Assessment	\$10,476	Exempt Amount	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition	Building #
Asphalt Paving	10215			1

Property Characteristics: Lot

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106-75-121, 2014 Cochise

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Parcel <u>10675121</u>	DEPT STORE OR EQUIV		Owner TROY CMBS PROPERTY LLC	
PUC <u>1310</u>				
Tax Area <u>6830</u>	Exemptions		Address PO BOX 927000	
Land Size	Acres	SqFt	City/St/Zip	IL 60179
12.060		525,333	HOFFMAN ESTATES	
per AC/SF	104,544	2.40	Situs	2011 E FRY BLVD/K MART
			Deed/Date	11/30/1988
Impr SqFt	All Impr	Bldg Only	#Units	Gr SqFt
85,680	85,680	85,680	Lval/Unit	85,680
Ival/SqFt	25.00	25.00	Ival/Unit	L/B Ratio
Fval/SqFt	39.71	39.71	Bval/Unit	6.13
Cost Model			Fval/Unit	Yr by Value
				Yr by SqFt
				1989
Cls / Ratio	2014 PreLim	%Chg	2013 Certified	%Chg
Land 1	.1900	1,260,802		
Impr 1	.1900	2,141,908		1.1334
Fullcash 1	.1900	3,402,710		.5024
Limited 1	.1900	2,838,000		.1000
				2013 PreLim
				1,260,802
				-.2000
				1.1334
				2,264,800
				.3189
				2,580,000
				.1000
				2,580,000

Legal K-MART SHOPPING CENTER LOT 3 12.06AC 10-04 LV COMMERCIAL

Fullcost

Num	Sq	Mod	R	S	Description	Repl Fcv	Lcl Repl	Impr Val	Stv	Ht	Perim	GrArea	TotArea	Year	C%	O%	M%	P%	W%	Apr	St	Rv
0001	01	132	3	C	DISCOUNT STORE	822,168	822,168		1.0	22	1,196	85,680	85,680	1989			1.00	1.00		0	0	0
1						822,168	822,168						85,680									

Fullcost Components

Num	Sq	Code	Code Desc	Occ	Mod	S	R	Tr	Type	Desc	U/M	Rnk	Msc	%	Units	Cost
0001	01	KP	PACKAGE HEATING & COOLING					00		SFF					85,680	
0001	01	QZE	CANOPY, MANSARD, ELEC					00		SFF					240	
2																

Sales Affidavits

YYMM	Recorded	Amount	Fee	Deed	Validation	Revised	Seller	Buyer
8811	11-30-1988	1,966,911	1988-24689	B	W1	W1		

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Tuesday, September 10, 2013

Property Report

2011 E Fry Blvd, Sierra Vista, AZ 85635-2753
Cochise County, AZ parcel# 106-75-121

Property Report

Location
Property Address 2011 E Fry Blvd
Sierra Vista, AZ 85635-2753

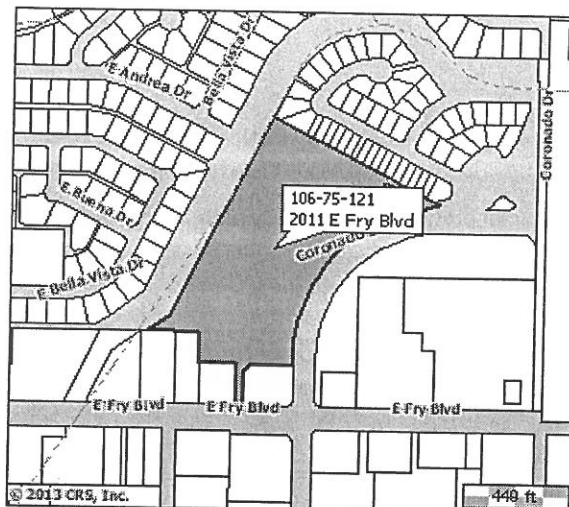
Subdivision
Carrier Route C056
County Cochise County, AZ

Current Owner
Name Troy Cmbs Property Llc C/O Kmart
Corp/Tax Dept 768Tax B2-116A
Mailing Address Po Box 927000
Hoffman Estates, IL 60192-7000

Property Summary
Property Type Commercial
Land Use Department Store
Improvement Type Discount Store
Square Feet 85680 sf

General Parcel Information

Parcel/Tax ID 106-75-121
Township
Range
Section
2010 Census Trct/Blk 16.01/3



Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
06/12/1998	\$4,520,000	Troy Cmbs Property Llc		Warranty Deed		980617/548
11/30/1988	\$1,966,911	Troy Cmbs Property Llc C/O Kmart Corp/Tax Dept 768		Sp Warranty Deed		

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$1,576,002	Tax Year	2012
Appraised Improvements	\$1,003,998	Total Taxes	\$49,942.60
Total Tax Appraisal	\$2,580,000	%Improvement	39%
Total Assessment	\$743,582	Exempt Amount	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Discount Store		85680	1989					1	
Building Square Feet (Living Space)				Building Square Feet (Other)						
First Story (Base)			85680							
Construction										
Quality		C	Roof Framing					Steel Joists		
Shape			Roof Cover Deck							
Partitions			Cabinet Millwork							
Construction			Floor Finish					Concrete Finish		
Foundation			Interior Finish							
Floor System			Air Conditioning					Central		
		Structural Slab								



Wednesday, September 11, 2013

Property Report

2250 El Mercado Loop, Sierra Vista, AZ 85635-5204
Cochise County, AZ parcel# 105-16-038

Property Report

Location

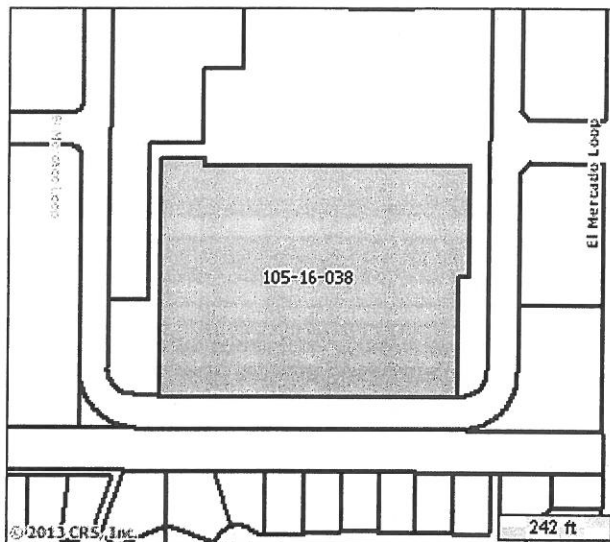
Property Address	2250 El Mercado Loop Sierra Vista, AZ 85635-5204
Subdivision	Mall/Sierra Vista
Carrier Route	C050
County	Cochise County, AZ

Current Owner

Name	Sears Roebuck Co
Mailing Address	3333 Beverly Rd Hoffman Estates, IL 60179-0001

Property Summary

Property Type	Commercial
Land Use	Shopping Center
Improvement Type	Mall Anchor Department Store
Square Feet	95369 sf



General Parcel Information

Parcel/Tax ID	105-16-038
Township	
Range	
Section	
2010 Census Trct/Blk	18/3

Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/30/1999	\$3,500,000	Sears Roebuck & Co				990309/932

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$1,278,922	Tax Year	2012
Appraised Improvements	\$2,321,078	Total Taxes	\$69,687.36
Total Tax Appraisal	\$3,600,000	%Improvement	64%
Total Assessment	\$900,000	Exempt Amount	

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/4/2003	\$66,960	Sears Roebuck & Co	Src Op	0000043470

Property Characteristics: Building

				Year						
Building #	Type	Condition	Sq Feet	Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Mall Anchor Department Store		95369	1999					1	
Building Square Feet (Living Space)				Building Square Feet (Other)						
First Story (Base)			95369							
Construction										
Quality					Roof Framing			Steel Joists		

Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Construction	C	Floor Finish	Carpet
Foundation		Interior Finish	
Floor System	Structural Slab	Air Conditioning	Central
Exterior Wall		Heat Type	Heat & Cooling Pkg.
Structural Framing	Steel	Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition	Building #
Sprinklers	95369			1
Trash Enclosure	1			2
Parking Lot Lighting	224249			2
Wood Frame Canopy	408			1
Metal Fence	48			2
Concrete Block Fencing	1540			2
Concrete Curbing	1980			2
Concrete Paving	5863			2
Concrete Paving	540			2
Loading Dock Without Roof	3500			1
Asphalt Paving	206132			2
Storefront Wo Display Areas	912			1

Property Characteristics: Lot

Land Use	Shopping Center	Lot Dimensions	
Block/Lot	/3	Lot Square Feet	319,729
Latitude/Longitude	31.527692°/-110.259690°	Acreage	7.34

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Sierra Vista Unified School District
Zoning Code			
Owner Type			

Legal Description

Subdivision	Mall/Sierra Vista	Plat Book/Page	
Block/Lot	/3	Description	Mall At Sierra Vista Lot 3 Sec12-22-20
Tax Area	6830		7.34Ac

Wednesday, September 11, 2013

2250 El Mercado Loop, Sierra Vista, AZ 85635-5204
Cochise County, AZ parcel# 105-16-038

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107-51-346, 2014 Cochise

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Parcel	10751346	COMMUN SHOP CTR OPEN AIR			Owner INDIAN HILLS INVESTORS LLC				
PUC	1430								
Tax Area	6830	Exemptions			Address 3741 DOUGLAS BLVD STE 100				
Land Size per AC/SF	Acres	SqFt				City/St/Zip	ROSEVILLE	CA	95661
						Situs	135 HWY 92 ABCO SHOP CNT		
						Deed/Date	6/30/1993		
	All Impr	Bldg Only	#Units			Gr SqFt	50,400		
Impr SqFt	50,400	50,400	Lval/Unit			L/B Ratio			
Ival/SqFt	21.89	21.89	Ival/Unit						
Fval/SqFt	39.47	39.47	Bval/Unit			Yr by Value			
Cost Model			Fval/Unit			Yr by SqFt	1995		
	Cls / Ratio	2014 PreLim	%Chg	2013 Certified	%Chg	2013 PreLim	%Chg	2012 Final	
Land 1	.1900	885,818				885,818		885,818	
Impr 1	.1900	1,103,482				1,103,482		1,103,482	
Fullcash 1	.1900	1,989,300				1,989,300		1,989,300	
Limited 1	.1900	1,989,300				1,989,300		1,989,300	

Legal INDIAN HILLS PLAZA LOT 8 11-04 LV COMMERCIAL

Fullcost

Item	Ac	Plat	Lot	Code	Description	Land	Impr	Val	St	Per	St Area	Lot Area	Year	Chg	Chg	Chg	Chg	Chg	Chg
0001	01	141	3	C	NGHBD SHOP CTR				1.0	15	920	50,400	50,400	1995		1.00	1.00	0	0
0002	01	101	3	D	COMML MISC YARD IMPS				1.0	1	1	1	1	1982		1.00	1.00	0	0
2												50,401							

Fullcost Components

Item	Ac	Plat	Lot	Code	Description	Unit	Mod	St	Per	St Area	Lot Area	Year	Chg	Chg	Chg	Chg	Chg	Chg
0001	01	KP			PACKAGE HEATING & COOLING	00			SFF		50,400							
0001	01	PCU			CONCRETE PAVING, UNREINFORCED	00			SFF		2,940							
0001	01	QYD			CANOPY, MANSARD, WOOD FRAME	00			SFF		1,621							
3																		

Sales Affidavits

Year	Month	Day	Amount	Ref	Deed	Validation	Revised	Seller	Buyer
9306	06-30-1993	4,612,250	1993-616889	A	R1		R1	DOWNEY SAVINGS & LOAN ASSOC	DSL SERVICE CO
9910	10-01-1999	7,350,000	1999-30075	A	R1		R1	DSL/SIERRA VISTA, INC.	PACIFIC CAPITAL INVESTMENTS

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Wednesday, September 11, 2013

Property Report

135 Hwy 92 Abco Shop Ctr, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-51-346

Property Report

Location

Property Address	135 Hwy 92 Abco Shop Ctr Sierra Vista, AZ 85635
Subdivision	Indian Hills Plaza
Carrier Route	
County	Cochise County, AZ

Current Owner

Name	Indian Hills Investors Llc C/O Pacific Capital Investments
Mailing Address	3741 Douglas Blvd Ste 100 Roseville, CA 95661-4256

Property Summary

Property Type	Commercial
Land Use	Shopping Center
Improvement Type	Strip Store
Square Feet	50400 sf



General Parcel Information

Parcel/Tax ID	107-51-346
Township	
Range	
Section	
2010 Census Trct/Blk	17.01/4

Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	No. Instrument	Parcels	Book/Page or Document#
07/14/2003		Indian Hills Investors Llc		Warranty Deed	7	30724/406
10/01/1999	\$7,350,000	Indian Hills Investors Llc C/O Pacific Capital In		06		
06/30/1993	\$4,612,250			06		

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$885,818	Tax Year	2012
Appraised Improvements	\$1,103,482	Total Taxes	\$38,508.08
Total Tax Appraisal	\$1,989,300	%Improvement	55%
Total Assessment	\$597,385	Exempt Amount	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Strip Store		50400	1995					1	
Building Square Feet (Living Space)					Building Square Feet (Other)					
First Story (Base)			50400							
Construction										

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Construction	C	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall		Heat Type	Heat & Cooling Pkg.
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition	Building #
Asphalt Paving	45000			2
Concrete Block Fencing	1680			2
Light Pole	240			2
Concrete Curbing	560			2
Sodium-Mercury Vapor Fixture	24			2
Storage Utility Building	294			2
Storefront Wo Display Areas	1000			1
Mansard, Wood Frame Canopy	1621			1
Sprinklers	50400			1
Concrete Paving	2940			1

Property Characteristics: Lot

Land Use	Shopping Center	Lot Dimensions	
Block/Lot	/8	Lot Square Feet	
Latitude/Longitude	31.552855°/-110.256170°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Sierra Vista Unified School District
Zoning Code			
Owner Type			

Legal Description

Subdivision	Indian Hills Plaza	Plat Book/Page	
Block/Lot	/8	Description	Indian Hills Plaza Lot 8 11-04 Lv Commercial
Tax Area	6830		

Wednesday, September 11, 2013

135 Hwy 92 Abco Shop Ctr, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-51-346

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107-51-354, 2014 Cochise

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Parcel <u>10751354</u>	COMMUN SHOP CTR OPEN AIR		Owner INDIAN HILLS INVESTORS LLC	
PUC <u>1430</u>				
Tax Area <u>6830</u>	Exemptions		Address 3741 DOUGLAS BLVD STE 100	
Land Size per AC/SF	Acres	SqFt	City/St/Zip	CA 95661
			Situs 85 S HWY 92 FOOD CITY	
			Deed/Date	
	All Impr	Bldg Only	#Units	Gr SqFt 50,766
Impr SqFt	50,766	50,766	Lval/Unit	L/B Ratio
Ival/SqFt	19.05	19.05	Ival/Unit	
Fval/SqFt	34.73	34.73	Bval/Unit	Yr by Value
Cost Model			Fval/Unit	Yr by SqFt 1997
	Cls / Ratio	2014 Prelim	%Chg	2013 Certified
Land 1	.1900	795,840		
Impr 1	.1900	967,267		
Fullcash 1	.1900	1,763,107		
Limited 1	.1900	1,763,107		
				2013 Prelim
				%Chg
				2012 Final

Legal INDIAN HILLS PLAZA II LOT 1 11-04 LV COMMERCIAL

Fullcost

Imp	So	How	P	I	Description	Repl	For	Lot	Rep	Imp	Va	So	Hi	Pent	St	Area	Tot	Area	Year	CS	OB	MR	PA	IMP	AP	SI	LI
0001	01	112	3	C	SUPERMARKET							1.0	21	985	50,766	50,766	1997				1.00	1.00		0	0	0	
0002	01	101	3	D	COMML MISC YARD IMPS							1.0	1	1	1	1	1986				1.00	1.00		0	0	0	
2																	50,767										

Fullcost Components

Imp	So	How	P	I	Description	Repl	For	Lot	Rep	Imp	Va	So	Hi	Pent	St	Area	Tot	Area	Year	CS	OB	MR	PA	IMP	AP	SI	LI
0001	01	DBV			DOCK BUMPERS, VERTICAL					00					SFF			16									
0001	01	DBY			DOCK LEVELERS, EDGE OF DOCK					00					SFF			1									
0001	01	DLX			LOADING WELL, SINGLE					00					SFF			1									
0001	01	KP			PACKAGE HEATING & COOLING					00					SFF			50,766									
0001	01	QZD			CANOPY, MANSARD, METAL FRAME					00					SFF			804									
5																											

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Wednesday, September 11, 2013

Property Report

85 S Hwy 92 Food City, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-51-354

Property Report

Location	
Property Address	85 S Hwy 92 Food City Sierra Vista, AZ 85635
Subdivision	Indian Hills Plaza 02
Carrier Route	
County	Cochise County, AZ

Current Owner

Name	Indian Hills Investors Llc C/O Pacific Capital Management
Mailing Address	3741 Douglas Blvd Ste 100 Roseville, CA 95661-4256

Property Summary

Property Type	Commercial
Land Use	Shopping Center
Improvement Type	Supermarket
Square Feet	50766 sf

General Parcel Information

Parcel/Tax ID	107-51-354
Township	
Range	
Section	
2010 Census Trct/Blk	17.01/4



Sales History through 08/22/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
07/14/2003		Indian Hills Investors Llc			7	30724/406

Tax Assessment

Assessment Year	2013	Tax Area	6830
Appraised Land	\$795,840	Tax Year	2012
Appraised Improvements	\$967,267	Total Taxes	\$34,129.48
Total Tax Appraisal	\$1,763,107	%Improvement	55%
Total Assessment	\$352,621	Exempt Amount	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Supermarket		50766	1997					1	
Building Square Feet (Living Space)					Building Square Feet (Other)					
First Story (Base)			50766							
Construction										
Quality					Roof Framing			Wood Joists		
Shape					Roof Cover Deck					

Partitions		Cabinet Millwork	
Construction	C	Floor Finish	Concrete Finish
Foundation		Interior Finish	
Floor System	Structural Slab	Air Conditioning	Central
Exterior Wall		Heat Type	Heat & Cooling Pkg.
Structural Framing	Rigid Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition	Building #
Concrete Curbing	564			2
Storefront Wo Display Areas	455			1
Asphalt Paving	45000			2
Sprinklers	50766			1
Mansard,Metal Frame Canopy	804			1
Concrete Block Fencing	1692			2
Porch-Deck Ceiling	804			1
Concrete Paving	3717			2
Chain Link Gate	48			2
Dock Bumpers	16			1
Dock Levelers	1			1
Chain Link Fence	720			2
Loading Well	1			1

Property Characteristics: Lot

Land Use	Shopping Center	Lot Dimensions	
Block/Lot	/1	Lot Square Feet	
Latitude/Longitude	31.553746°/-110.255271°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Sierra Vista Unified School District
Zoning Code			
Owner Type			

Legal Description

Subdivision	Indian Hills Plaza 02	Plat Book/Page	
Block/Lot	/1	Description	Indian Hills Plaza li Lot 1 11-04 Lv Commercial
Tax Area	6830		

Wednesday, September 11, 2013

85 S Hwy 92 Food City, Sierra Vista, AZ 85635
Cochise County, AZ parcel# 107-51-354

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