

COCHISE COUNTY ASSESSOR

2014 VALUATION



Cochise County Board of Equalization Hearing

PARCEL

107-16-032B



County of Cochise
**OFFICE OF THE COUNTY
ASSESSOR**

PO Drawer 168 Bisbee, AZ 85603
(520) 432-8650 FAX (520) 432-8698
E-Mail: assessor@co.cochise.az.us

Philip S. Leiendecker
Assessor

Felix Dagnino
Chief Deputy Assessor

DATE: 9-12-2013

**ASSESSOR RECOMMENDATION TO
BOE**

Parcel #: 107-16-032B Owner's Name: Dardanelle Timber Co Inc

Original 2014 FCV: \$4,090,382 Original Class: 1.12
Year

LPV: \$4,090,382

Amended 2014 FCV: \$4,090,382 Amended Class: 1.12
Year

LPV: \$4,090,382

Assessor's 2014 Recommended
Year Class: 1.12

Recommendation: FCV: \$4,090,382

LPV: \$4,090,382

Basis:

Per physical review on 6/05/2013, value appears equitable with like parcels in subject's area.

Subject is a discount store and appellant's submitted comparables reflect neighborhood shopping centers, car parts store, restaurant and supermarket. Parcel 105-16-038 (Sears, Robuck & Co) is a "Qualifying Shopping Center" with the election of filing on the income approach, per ARS 42-13203, for 2013 valuation year (value carried over for 2014 valuation year). Parcel 107-16-031 has a downward adjustment due to 2013/2014 tax court judgement. Subject's comparables, 105-16-316 and 106-46-011E are discount stores, as is subject, with \$72 and \$73 p/sf. Subject is \$59 p/sf. No change to value.

PROPERTY VALUE ANALYSIS

107-16-032B

PARCEL NUMBER

Dardanelle Timber Co Inc

OWNER'S NAME

493 N Hwy 90/Sutherlands

SITUS ADDRESS

USE CODE: 1150	ASSESSMENT RATIO 19%
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VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2013	\$705,672	\$3,384,710	\$4,090,382	\$4,090,382
CURRENT YEAR 2014	\$705,672	\$3,384,710	\$4,090,382	\$4,090,382
OWNER'S ESTIMATE				
ASSESSOR'S DECISION	\$705,672	\$3,384,710	\$4,090,382	\$4,090,382
RECOMMENDED TO BOE	\$705,672	\$3,384,710	\$4,090,382	\$4,090,382

COMPARABLE DATA

	SUBJECT	COMP 1	COMP 2	COMP 3	Sale
PROPERTY USE	1150	1150	1150		1040
PARCEL #	107-16-032B	105-16-316	106-46-011E		107-34-004
Full Cash Value	\$4,090,382	\$7,036,741	\$10,179,522		\$360,000-10/01/2011
LAND FCV	\$705,672	\$1,642,647	\$1,849,440		
Imp Value	\$3,384,710	\$5,394,094	\$8,330,082		
FCV P/SF	\$59.00	\$72.00	\$73.00		\$80.00
Imp P/SF	\$48.00	\$55.00	\$60.00		

CONCLUSION

Physical review on 6/05/2013. Assessor's opinion of value appears equitable with like parcels in subject's area. Subject is a discount store and appellant's comparables reflect neighborhood shopping centers, car parts store, restaurant and supermarket. Appellant's comparable 107-16-031 has a downward adjustment due to 2013/2014 tax court judgement; comparable 105-16-038 is a "Qualifying Shopping Center" (Sears, Robuck & Co) with the option to "elect to have the valuation of the shopping center determined by the income method" for 2013/2014 valuation years through the appeal process. Sale comparable was not used to adjust market factors. It was used to show a less desirable parcel selling for more than current valuation of subject property on a per sq. ft.

CONCLUSION CONTINUED

basis. Sale is \$80.00 P/SF and subject is \$59.00 P/SF and in a prime location. No change to value.

SUBSECT-RED OUTLINE / YELLOW-SUBSECT'S COMPS / BLUE-APPLICANTS COMPS



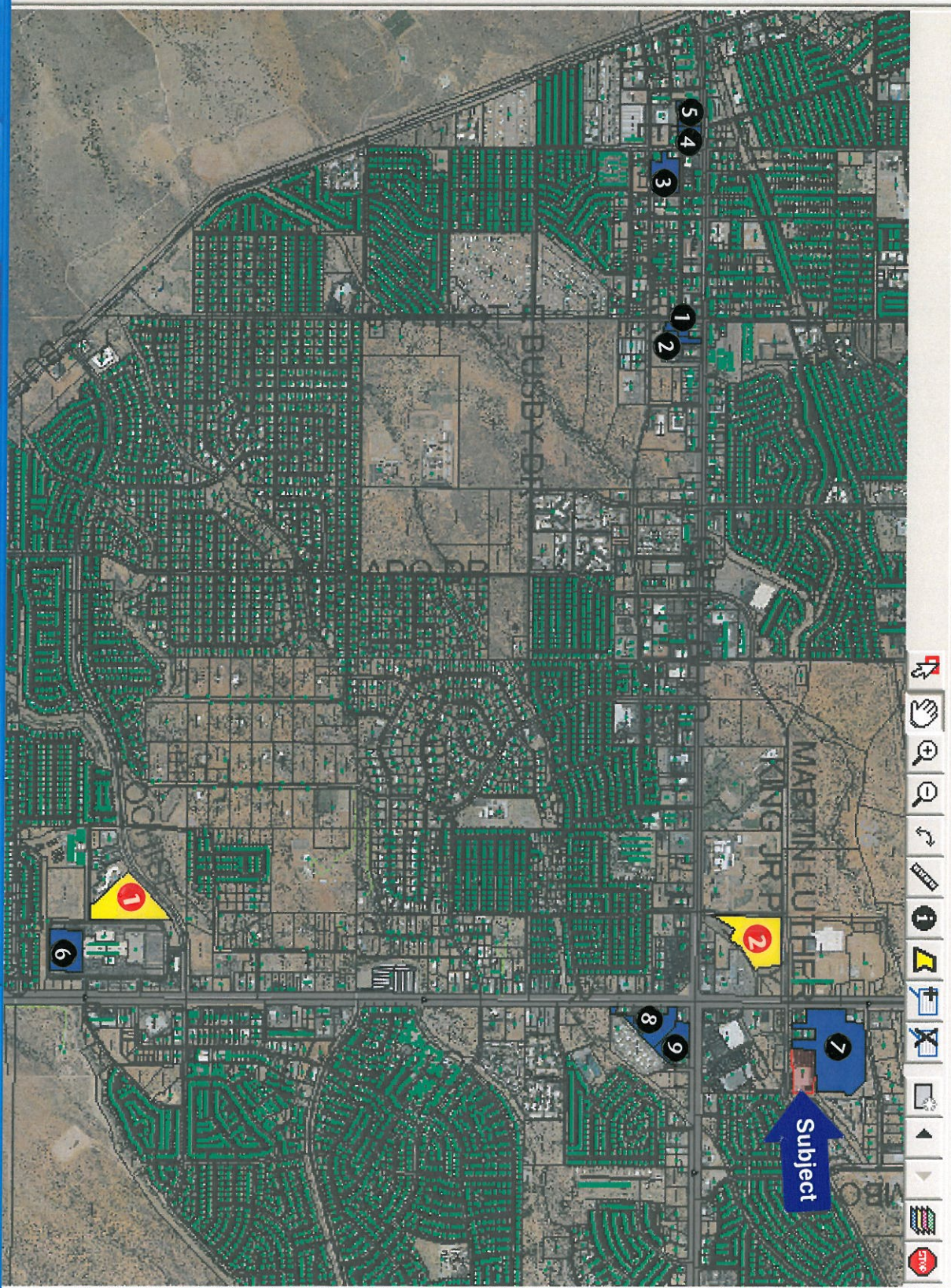
Parcels, 19046

General Owner Related

Attribut	Value
APN	10716032B
Book	107
Map	16
Parcel	032B
Use Cod	1150
Tax Are	6830
Market A	03
Market S	05
Zoning	GC
Category	
ESN	101
Precinct	31
Referenc	PLAZA VISTA MAL
System	19046
Last M	imgcrath
Last E c	2008-Aug-04 11:41

Locate by:

Book: Map: Parcel:



BK 107
MAP 16 2/5

SEE PAGE 3

**FOR OF CAMPUS DE
BUSINESS PARK**

5 PC 5

SEE MAP 73



COCHISE COUNTY ASSESSOR

SUBJECT

107-16-0328





Parcels, 19046

General | Owner | Related

Attribut	Value
APN	10716032B
Book	107
Map	16
Parcel	032B
Use Cod	1150
Tax Aye	6830
Market A	03
Market S	05
Zoning	GC
Category	
ESN	101
Precinct	31
Referenc	PLAZA VISTA MAL
System	19046
Last M	imcgrath
Last Ec	2008-Aug-04 11:41

Locate by:

Book: Map: Parcel:



32°25'38.27"N 110°14'25.21"W Scale: 1" = 115' on 7.5" x 8.5" Rotation: 0° 00' 00.00"

SUBJECT

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000032206

Parcel #: 10716032B

Report Date: 08/28/2013

Initials: ASCHWARZ

Acct Type: Commercial

of Imps: 3

Tax District: 6830

LEA: 0305

PUC: 1150

Status: A

Owner's Name and Address

DARDANELLE TIMBER CO INC
4000 MAIN STREET
KANSAS CITY, MO 64111

Property Address

493 N HWY 90/SUTHERLANDS
SIERRA VISTA, AZ 85635

Adjustments / Districts

Code

A2

Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
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Legal / Subdivision

PLAZA VISTA MALL LOT 6 EXC THE FLWNG DESC PCL BY M&B BEG AT NE COR SAID LOT 6 S0DEG 15MIN W23.63' S44DEG 44MIN E19.58' S89DEG 55MIN 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

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	5.40	Acres	130680	\$705,672	19.0%	\$134,078
Land Subtotal:						\$705,672		\$134,078

Improvement Valuation Summary

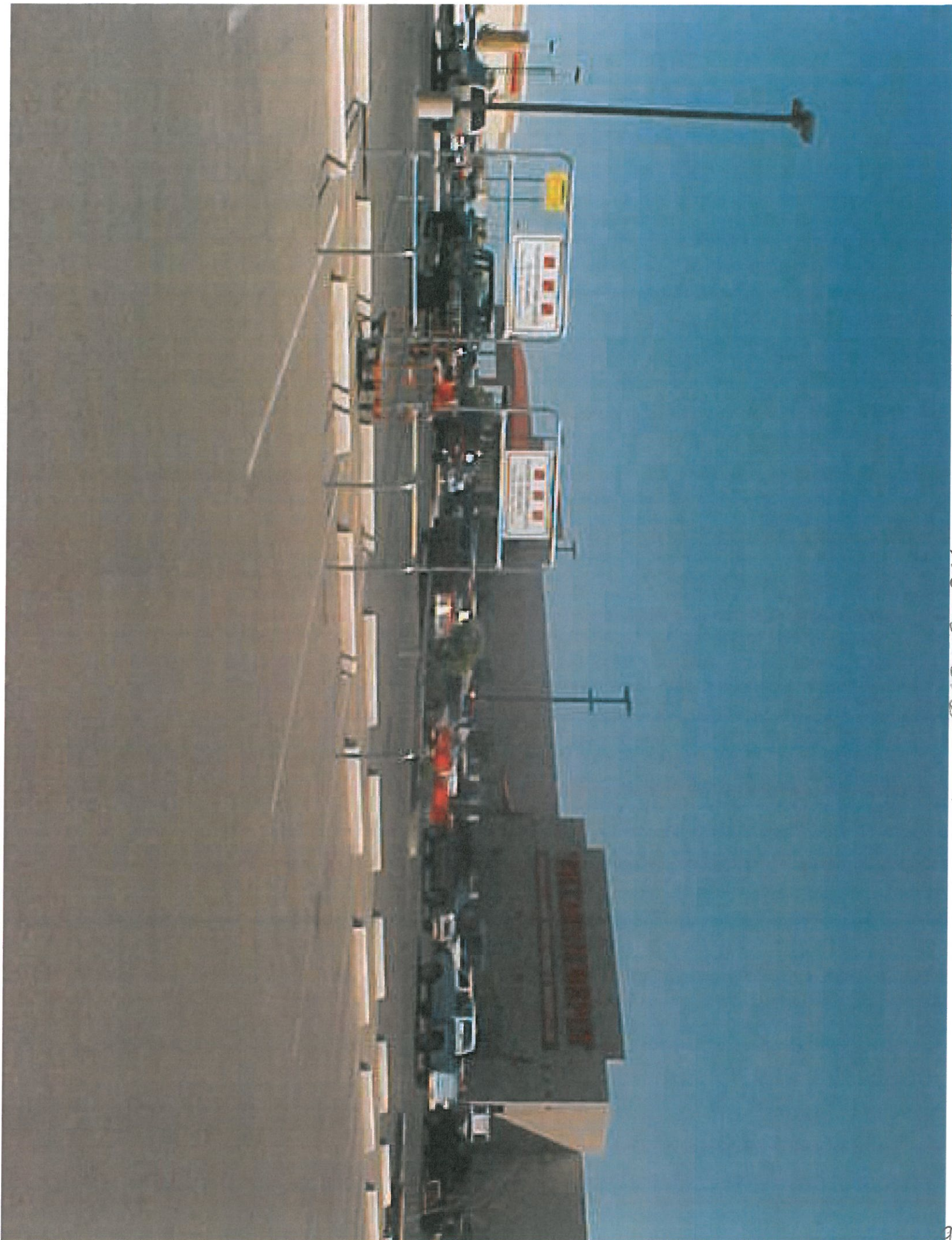
Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Warehouse Discount Store	0112I	\$3,016,796	19.0%	\$573,191
2	Commercial	Commercial Yard Improvements	0112I	\$355,979	19.0%	\$67,636
3	Commercial	Commercial Yard Improvements	0112I	\$11,935	19.0%	\$2,268
Improvement Subtotal:				\$3,384,710		\$643,095

Total Property Value

FCV	\$4,090,382	Total FCV	\$4,090,382	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$777,173
LPV	\$4,090,382	Total LPV	\$4,090,382	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$777,173

DUSTLESS COMP #1

105-16-316



10020071

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000017736

Parcel #: 105-16-316

Report Date: 09/11/2013

Initials: ASCHWARZ

Acct Type: Commercial

of Imps: 2

Tax District: 6830

LEA: 0322

PUC: 1150

Status: A

Owner's Name and Address

HOME DEPOT USA INC
C/O PROPERTY TAX DEPT #0443
PO BOX 105842
ATLANTA, GA 30348

Property Address

3500 COCHISE AVE
SIERRA VISTA, AZ 85650

Adjustments / Districts

Code A2

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
03/15/2002	\$1,368,550	SW	20020007993			

Legal / Subdivision

MERCADO DE SOL LOT 6 12.57AC SEC 12-22-20 4-02 LV COMMERCIAL VALUE

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	12.57	Acres	130679.95	\$1,642,647	19.0%	\$312,103
Land Subtotal:						\$1,642,647		\$312,103

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Warehouse Discount Store	0112I	\$4,321,482	19.0%	\$821,082
2	Commercial	Commercial Yard Improvements	0112I	\$1,072,612	19.0%	\$203,796
Improvement Subtotal:				\$5,394,094		\$1,024,878

Total Property Value

FCV	\$7,036,741	Total FCV	\$7,036,741	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$1,336,981
LPV	\$7,036,741	Total LPV	\$7,036,741	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$1,336,981

SWEETEN'S COMP #2

106.46-01/E



Comp # 2

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000027429

Parcel #: 10646011E

Report Date: 09/11/2013

Initials: ASCHWARZ

Acct Type: Commercial

of Imps: 2

Tax District: 6830

LEA: 0304

PUC: 1150

Status: A

Owner's Name and Address

LOWE S HIW INC
ATTN: TAX DEPARTMENT NB3TA
PO BOX 1000
MOORESVILLE, NC 28115

Property Address

3700 MLK PKWY/ LOWES
SIERRA VISTA, AZ 85635

Adjustments / Districts

Code
A2

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
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Legal / Subdivision

POR SESE SEC 36 COM AT SW COR SESE SEC 36 THN N0DEG 3MIN W226.11' TO POB THN CONT N0DEG 3MIN W1097.75' N89DEG 57MIN E794.66' S0DEG 13MIN E328.7' S35DEG 42MIN E71.83' S54DEG 17MIN W463.05' S34DEG 6MIN W199.28' N55DEG 53MIN W157.72' S33DEG 40MIN W105.23' S29DEG 51MIN W319.41' TO POB EXC THE .161AC IN THE NE COR SEC 36-21-20 12.809AC 07-08 LV MAP BOOK

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
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Commercial 0112L Market 12.80 Acres 144487.50 \$1,849,440 19.0% \$351,394

Land Subtotal:

\$1,849,440

\$351,394

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
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1 Commercial Warehouse Discount Store 0112I \$6,871,120 19.0% \$1,305,513
2 Commercial Commercial Yard Improvements 0112I \$1,458,962 19.0% \$277,203

Improvement Subtotal:

\$8,330,082

\$1,582,716

Total Property Value

FCV	\$10,179,522	Total FCV	\$10,179,522	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$1,934,110
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LPV	\$10,179,522	Total LPV	\$10,179,522	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$1,934,110
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GOVERNMENT DATA SERVICES

AZviewOnline

2014 Cochise, by Parcel ID (Filtered)

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Parcel List TotAvg Columns

Parcel ID	PUC	Land Val	Impr Val	Full Val	F%	Land Acre	LVal/SF	FVal/ISF	Bldg Sft	Yr/Sqft	Owner Name	Situs Addr
10506003A	1120	171,782	675,386	847,168	.1900	1.710	2.31	38.38	22,073	1972	SIERRA VISTA CENTER	812 FRY BLVD/AUTOZONE/DE
10506003B	1120	173,350	442,560	615,910	.1900	1.680	2.37	28.29	21,771	1972	SIERRA VISTA CENTER	834 FRY BLVD/99 CENT STO
10510042	1130	352,706	2,075,941	2,428,647	.1900	5.400	1.50	32.46	74,809	1970	POLITI INVESTMENTS LLC	51 E WILCOX DR SW SYSTEMS
10511002A	1130	367,001	950,313	1,317,314	.1900	2.880	2.93	42.67	30,869	1963	BELLANTONI ROSE ETAL	176 W FRY BLVD
10511003	1130	384,938	1,761,663	2,146,601	.1900	3.150	2.81	41.66	51,524	1956	VISTA PROPERTIES	268 W FRY BLVD

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GOVERNMENT DATA SERVICES

AZviewOnline

2014 Cochise, by Parcel ID (Filtered)

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Parcel List TotAvg Columns												
Parcel ID	PUC	Land Val	Impr Val	Full Val	F%	Land Acre	LVal/SF	FVal/ISF	Bldg Sft	Yr/Sqft	Owner Name	Situs Addr
10516038	1420	1,278,922	2,321,078	3,600,000	.1900	7.340	4.00	37.75	95,369	1999	SEARS ROEBUCK & CO	2250 EL MERCADO LOOP SEAR
10716031	1430	2,867,469	7,704,931	10,572,400	.1900	23.510	2.80	49.17	215,017	1989	LBUBS 2004-C2 HIGHWAY 90 RETAIL LLC	507 N HWY 90
10751346	1430	885,818	1,103,482	1,989,300	.1900			39.47	50,400	1995	INDIAN HILLS INVESTORS LLC	135 HWY 92 ABCO SHOP CNT
10751354	1430	795,840	967,267	1,763,107	.1900			34.73	50,766	1997	INDIAN HILLS INVESTORS LLC	85 S HWY 92 FOOD CITY

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105-06-0034



105-06-003B



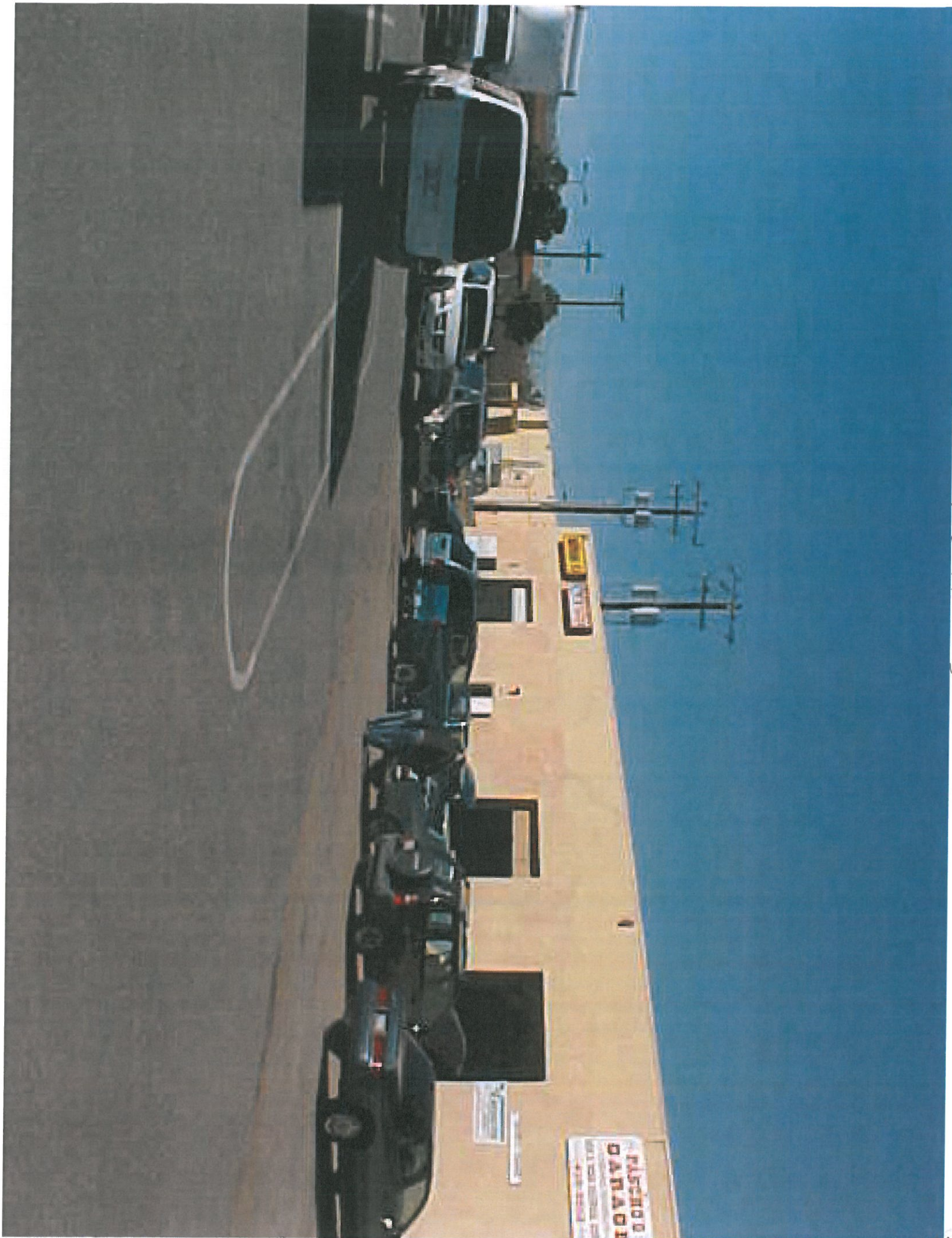


105-10-0412

185-11-0084

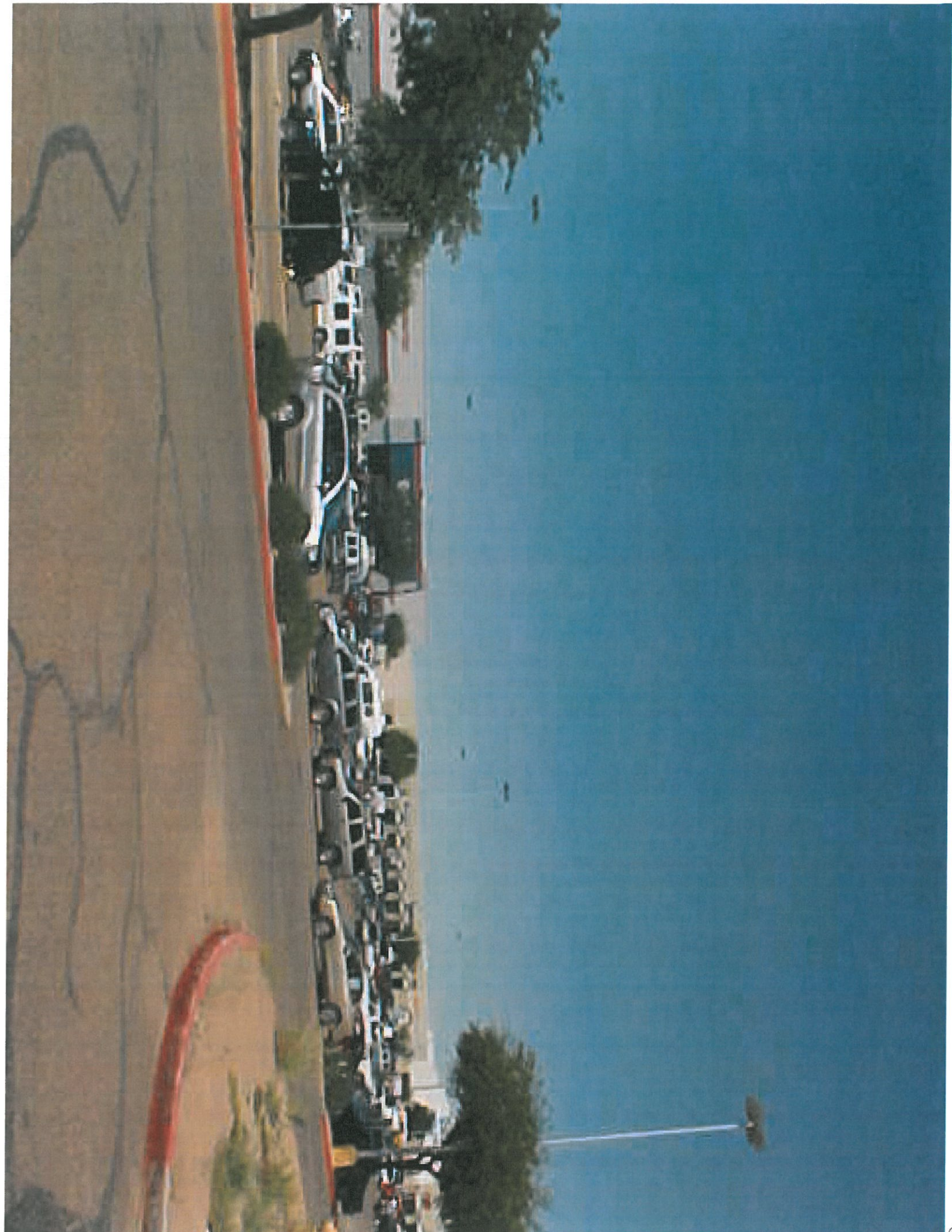


105-11003



185-16-038





187.51.346



107-51-384



72

2011-21400RP
Page 1 of 2
COCHISE
10-05-2011 11:47 AM
2011-21400

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s) Primary Parcel: <u>107-34-012-5 & 004</u> BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes ☐ No ☒ How many parcels, other than the Primary Parcel, are included in this sale? _____ Please list the additional parcels below (no more than four): (1) _____ (3) _____ (2) _____ (4) _____	9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank (a) County of Recordation: _____ (b) Docket & Page Number: _____ (c) Date of Recording: _____ (d) Fee/Recording Number: _____ Validation Codes: (e) ASSESSOR _____ (f) DOR _____ ----- ASSESSOR'S USE ONLY Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____
2. SELLER'S NAME AND ADDRESS <u>RICHARD B. WARD and TAMARA D. WARD</u> <u>5520 CALLE MANO</u> <u>SIERRA VISTA, AZ 85650</u> 3. (a) BUYER'S NAME AND ADDRESS: <u>DEVON & STONE BUILDERS, LLC</u> <u>4067 MONSANTO DRIVE</u> <u>SIERRA VISTA, AZ 85650</u> (b) Are the Buyer and Seller related? Yes _____ No ☒ If Yes, state relationship: _____	10. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. ☒ Warranty Deed d. ☐ Contract or Agreement b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed c. ☐ Joint Tenancy Deed f. ☐ Other: 11. SALE PRICE: \$ <u>360,000.00</u> 12. DATE OF SALE (Numeric Digits): <u>OCTOBER</u> / <u>2011</u> Month Year (For example: 03 / 05 for March 2005) 13. DOWN PAYMENT: \$ <u>0.00</u>
4. ADDRESS OF PROPERTY: <u>5077 E. BUFFALO SOLDIER TRAIL, SIERRA VISTA, AZ 85650</u> 5. MAIL TAX BILL TO: <u>DEVON & STONE BUILDERS, LLC</u> <u>4067 MONSANTO DRIVE</u> <u>SIERRA VISTA, AZ 85650</u> 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box a. ☐ Vacant Land f. ☒ Commercial or Industrial Use b. ☐ Single Family Residence g. ☐ Agriculture c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home d. ☐ 2-4 Plex i. ☐ Other Use; Specify: e. ☐ Apartment Building _____	14. METHOD OF FINANCING: e. ☐ New loan(s) from financial institution: a. ☐ Cash (100% of Sale Price) (1) ☐ Conventional b. ☐ Exchange or Trade (2) ☐ VA c. ☐ Assumption of existing loans (3) ☐ FHA f. ☐ Other financing; Specify: d. ☒ Seller Loan (Carryback) _____ 15. PERSONAL PROPERTY (see reverse side for definition): (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No ☒ (b) If Yes, provide the dollar amount of the Personal Property: \$ <u>00</u> AND briefly describe the Personal Property:
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following: ☐ To be occupied by owner or "family member." ☐ To be rented to someone Other than "family member." See reverse side for definition of a "family member." 8. NUMBER OF UNITS: _____ For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.	16. PARTIAL INTEREST: If only a partial ownership interest is being sold. Briefly describe the partial interest: <u>NONE</u> 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): <u>Pioneer Title Agency, Inc.</u> <u>2151 S. Hwy 92, Ste 108, Sierra Vista, AZ 85635</u> <u>Phone (520) 459-4582</u> 18. LEGAL DESCRIPTION (attach copy if necessary): See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent
State of Arizona, County of COCHISE
Subscribed and sworn to before me this _____ day of OCTOBER, 2011
Notary Public _____
Notary Expires _____
COCHISE COUNTY NOTARY SEAL HERE
My Commission Expires August 15, 2012

Signature of Buyer/Agent
State of Arizona, County of COCHISE
Subscribed and sworn to before me this _____ day of OCTOBER, 2011
Notary Public _____
Notary Expires _____
COCHISE COUNTY NOTARY SEAL HERE
My Commission Expires August 15, 2012

SUBJECT'S SALE

107-34004



SUBSECT'S SAGE camp

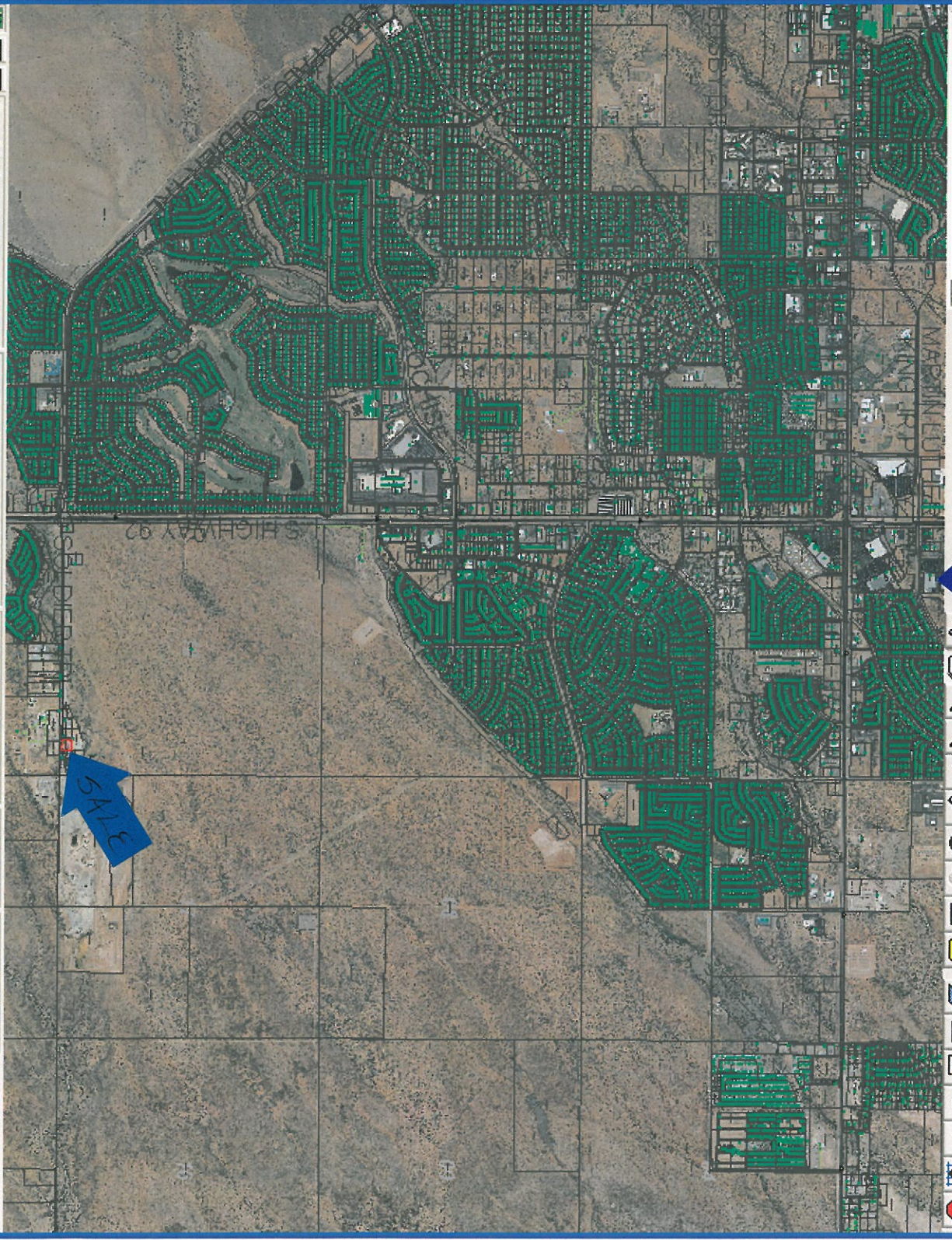
Keymap



Map

Parcels

Subject



Pos: 102870, 404467

Scale: 1" = 2233' on 7.5" x 8.5"

Rotation: 0.000000 deg

Selected: 0

Unsaved Edits: 0



General	Owner	Related
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Locate by:
 Book:
 Map:
 Parcel:

 5 A22



COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000033022

Parcel #: 107-34-004

Report Date: 09/05/2013

Initials: ASCHWARZ

Acct Type: Commercial

of Imps: 2

Tax District: 6870

LEA: 0305

PUC: 1040

Status: A

Owner's Name and Address

DEVON & STONE BUILDERS LLC
4067 MONSANTO DR
SIERRA VISTA, AZ 85650

Property Address

5077 E BUFFALO SOLDIER TRL
, AZ

Adjustments / Districts

Code
A2

Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
10/01/2011	\$360,000	WARRANTY DEED	2011-21400			WARD RICHARD B & TAMARA D
06/23/1997	\$32,400	JOINT TENANTS	19970015933			

Legal / Subdivision

LOT A SEC18-22-21 .92AC 7/98 LV COMM VAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.92	Acres	26135.87	\$24,045	19.0%	\$4,569
Land Subtotal:						\$24,045		\$4,569

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Storage Warehouse	0112I	\$76,709	19.0%	\$14,575
2	Commercial	Commercial Yard Improvements	0112I	\$9,626	19.0%	\$1,829
Improvement Subtotal:				\$86,335		\$16,404

Total Property Value

FCV	\$110,380	Total FCV	\$110,380	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$20,973
LPV	\$110,380	Total LPV	\$110,380	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$20,973

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000033030

Parcel #: 107-34-012

Report Date: 09/05/2013

Initials: ASCHWARZ

Acct Type: Vacant

of Imps: 0

Tax District: 6870

LEA: 0305

PUC: 0023

Status: A

Owner's Name and Address

DEVON & STONE BUILDERS LLC
4067 MONSANTO DR
SIERRA VISTA, AZ 85650

Property Address

, AZ

Adjustments / Districts

Code A1 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
10/01/2011	\$360,000	WARRANTY DEED	2011-21400			WARD RICHARD B & TAMARA D
01/02/2008	\$56,208	OT	20080000076			LYNN E & JERILEE G MATTINGLY

Legal / Subdivision

TRAIL'S END COMMERCIAL PARK LOT 4 SEC 18-22-21 0.547AC LV MAP BOOK

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	0.54	Acres	26498.15	\$14,309	16.0%	\$2,289
Land Subtotal:						\$14,309		\$2,289

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
Improvement Subtotal:				\$0		\$0

Total Property Value

FCV	\$14,309	Total FCV	\$14,309	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$2,289
LPV	\$14,309	Total LPV	\$14,309	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$2,289