

COCHISE COUNTY ASSESSOR
VALUATION



Cochise County Board of Equalization Hearing

PARCEL
106-72-273 MULTI



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: 09/25/13

**ASSESSOR RECOMMENDATION TO
BOE**

Parcel #: 106-72-273 MULTI Owner's Name: CORONADO VILLAS LLC

Original	<u>2014</u> Year	FCV: <u>\$2,503,217</u>	Original Class: <u>0402</u>
		LPV: <u>\$2,503,217</u>	
Amended	<u>2014</u> Year	FCV: <u>\$2,252,896</u>	Amended Class: <u>0402</u>
		LPV: <u>\$2,252,896</u>	
Assessor's	<u>2014</u> Year		Recommended
Recommendation:		FCV: <u>\$2,252,896</u>	Class: <u>0402</u>
		LPV: <u>\$2,252,896</u>	

Basis:

Properties are 1 and 2 story Single Family Residences. Due to the downturn in the market a
10% reduction was applied to the improvement of each parcel though these are new houses.
Owner submitted values using a Cost basis with a 27.5 yr. depreciation scale plus deduction for
profit to contractor. Profit cannot be deducted that is between owner and buyer. Assessor uses
a 70 yr. depreciation scale from Marshall & Swift.
Subject parcels appear comparable to other homes in the neighborhood.

106-72-273 MULTI

PARCEL NUMBER

CORONADO VILLAS LLC

OWNER'S NAME

VARIOUS**SIERRA VISTA, AZ 85650**

SITUS ADDRESS

USE CODE: **0141**ASSESSMENT RATIO **10%**

VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
ORIGINAL VALUE _____	\$360,000	\$2,143,217	\$2,503,217	\$2,503,217
AMENDED VALUE _____	\$360,000	\$1,892,896	\$2,252,896	\$2,252,896
OWNER'S ESTIMATE			\$1,966,996	\$1,967,006
RECOMMENDED TO BOE	\$360,000	\$1,892,896	\$2,252,896	\$2,252,896

COMPARABLE DATA

SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4
PROPERTY NAME				
SFR	SFR 1 STORY	SFR 2 STORY	SFR 1 STORY	
PARCEL #	106-72-260	106-72-268	106-72-272	
SALES PRICE PER/UNIT	\$190,000	\$236,480	\$184,900	
SALES DATE	6/5/2010	9/30/2009	2/28/2012	
SIZE UNITS/SQ FEET	1561	2102	1533	
TOTAL FCV	\$149,397	\$193,639	\$157,279	
LAND FCV	\$24,000	\$24,000	\$24,000	
FCV PER/SQ FT	\$96	\$92	\$103	
IMP PER/SQ FT	\$80	\$81	\$87	
CONSTRUCTION YEAR	2009	2009	2011	

CONCLUSION

Comparable properties at between \$92 and \$103 per square foot and subject properties are between \$91 and \$95 per square foot.

Subject properties appear to be equitable with neighborhood.

Subject was given a 10% reduction for the improvement due to the downturn in the market.

Owner provided no comparables just a opinion of value and a 27.5 year depreciation chart.

MULTIPLE PARCEL FROM

Total Number of Parcels in this Appeal: 15

BOE #

PARCEL		Notice of Value			Owner's Opinion of Value			BOE RECOMMENDATION				SBOE's Decision			
Lead Parcel 1st	FCV	LPV	AR	FCV	LPV	FCV	LPV	AR	FCV	LPV	AR	FCV	LPV	AR	
10672273	\$154,279	\$154,279	10	\$126,025	\$126,035	138,851	138,851								
10672274	\$173,446	\$173,446	10	\$136,908	\$136,918	156,101	156,101								
10672275	\$153,398	\$153,398	10	\$126,025	\$126,035	138,058	138,058								
10672276	\$174,703	\$174,703	10	\$136,908	\$136,918	157,234	157,234								
10672277	\$183,322	\$183,322	10	\$137,197	\$137,207	164,990	164,990								
10672278	\$159,973	\$159,973	10	\$126,026	\$126,036	143,976	143,976								
10672279	\$160,352	\$160,352	10	\$126,030	\$126,040	144,317	144,317								
10672280	\$183,787	\$183,787	10	\$136,908	\$136,918	165,408	165,408								
10672281	\$181,786	\$181,786	10	\$136,908	\$136,918	163,607	163,607								
10672282	\$155,237	\$155,237	10	\$126,025	\$126,035	139,713	139,713								
10672283	\$156,535	\$156,535	10	\$126,025	\$126,035	140,882	140,882								
10672284	\$179,162	\$179,162	10	\$136,995	\$137,005	161,246	161,246								
10672285	\$175,780	\$175,780	10	\$136,908	\$136,918	158,202	158,202								
10672286	\$155,313	\$155,313	10	\$125,872	\$125,882	139,782	139,782								
10672287	\$156,143	\$156,143	10	\$126,056	\$126,066	140,529	140,529								
						2,252,896	2,252,896								

Coronado Villas Depreciation Schedule

27.5 years - straight line - excluding land - from month unit is turned over

COST BASIS FOR 106-72-273 RETAIL
15 PARCELS

*BUILDER
MERITAGE*

Lot #	Unit	Total Cost per Month Turned Over	Less Profit to MMAZ	Total adjusted basis	Monthly Depreciation	2011/2012 Accumulated Depreciation
379	105,735.19	11/30/2011	(11,848.26)	93,886.93	284.51	3,698.58
380	117,013.28	12/13/2011	(11,848.26)	105,165.02	318.68	4,142.86
381	105,734.87	11/30/2011	(11,848.26)	93,886.61	284.50	3,698.56
382	117,013.60	12/22/2011	(11,848.26)	105,165.34	318.68	4,142.88
383	117,313.60	12/22/2011	(11,848.26)	105,465.34	319.59	4,154.70
384	105,735.67	12/22/2011	(11,848.26)	93,887.41	284.51	3,698.59
385	105,740.34	1/9/2012	(11,848.26)	93,892.08	284.52	3,414.26
386	117,013.59	1/9/2012	(11,848.26)	105,165.33	318.68	3,824.19
387	117,013.64	1/9/2012	(11,848.26)	105,165.38	318.68	3,824.20
388	105,735.18	1/20/2012	(11,848.26)	93,886.92	284.51	3,414.07
389	105,735.18	1/20/2012	(11,848.26)	93,886.92	284.51	3,414.07
390	117,103.64	1/20/2012	(11,848.26)	105,255.38	318.96	3,827.47
391	117,013.59	1/26/2012	(11,848.26)	105,165.33	318.68	3,824.19
392	105,576.18	1/26/2012	(11,848.26)	93,727.92	284.02	3,408.29
393	105,767.32	1/26/2012	(11,848.26)	93,919.06	284.60	3,415.24
Total Contract	1,665,244.87				4,507.64	55,902.15

Profit

(177,723.88) (11,848.26)
1,487,520.99

Book on Company 804

JE for 2011/201	172000020	(55,902.15)
734000000		55,902.15

Note: Client did not depreciate units 379,380,381,382,383,384 in 2011 depreciated 13 months in 2012. Total amount of depreciation for one month for the units placed in service in 2011 was \$2,025.90 immaterial for prior period adjustment. Pass on adjustment BFCo will run through the current year /v/m

8068387 11/10/10 2011/2012

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030876		Local #:		Parcel #: 10672284	
Tax Year: 2014	Levy: 0	# of Imps: 1	Created On:		
Tax Dist: 6830	Map #: 6-8	LEA: 0322	Active On: 01/01/2014		
PUC: 0141	Initials: DCOOKE	Acct Type: Residential	Inactive On:		
Assign To: UnAssigned			Last Updated: 08/08/2013		

Owner's Name and Address

CORONADO VILLAS LLC
2492 E RIVER RD STE 100
TUCSON, AZ 85718 - 9554

Property Address

Street: 1059 PRESTON ST
City: SIERRA VISTA

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
07/28/2011	\$586,578	SPECIAL WARRANTY DEED	2011-16295			TITLE SECURITY AGENCY OF AZ TRUST NO. 1078

Legal

GATEWOOD SUB LOT 390 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Vacant	0402L	Market	6,050	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class				Sub Class					
Land Subtotal:						1.00	\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	0402I	Single Family Residential	\$137,246	10.00%	\$13,725
Improvement Subtotal:				\$137,246		\$13,725

Total Property Value

FCV	\$161,246	LPV	\$161,246
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$16,125	LPV Assessed	\$16,125

COCHISE COUNTY ASSESSOR PROPERTY PROFILE - ACCOUNT NOTES

Account #: R000030876	Local #:	Parcel #: 10672284
Imp #: 1		Landscaping \$: 0
Property: Residential		
Quality: Good		
Condition: Average	Nbhd: 0322	
Perimeter:	Nbhd Ext: 00	
% Complete: 100.00%	Nbhd Adj: 1	

Occupancy Summary

Occupancy: Single Family Residential	Occ %: 100%
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Built As Summary

Built As: 2 Story	Year Built: 2011
Construction Type: Frame Syn Plaster	Year Remodeled: 0
HVAC: Forced Air	
Interior Finish: Drywall	% Remodeled: 0
Roof Cover: Built Up Rock	Adj Year Blt: 2011
Built As SF: 1705	Effective Age:
# of Baths: 3	
# of Bdrms: 3	
# of Stories: 2	
Story Height: 10	
Sprinkler SF: 0	Diameter:
Capacity:	Height: 0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
GATE, WOOD - WFG	16	\$11.85	\$189.60	\$188.00
CONCRETE PAVING, UNREINFORCED - PCU	400	\$3.05	\$1,220.00	\$1,208.00
LOFT, OPEN - HAL	127	\$23.53	\$2,988.31	\$2,958.00
OPEN PORCH/PATIO - POR	71	\$13.92	\$988.32	\$978.00
OPEN PORCH/PATIO - POR	101	\$13.92	\$1,405.92	\$1,392.00
BUILT IN GARAGE - GBU	427	\$18.77	\$8,014.79	\$7,935.00
CONC. BLOCK WALL, SUBDIVISIONS - WACS	504	\$4.94	\$2,489.76	\$2,465.00
Fixture				
Total Fixtures	12	\$0.00	\$0.00	\$0.00
Rough In				
Laundry Facility	1	\$0.00	\$0.00	\$0.00

Improvements Value Summary

Monday, September 23, 2013

Page 2 of 7

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030875		Local #:		Parcel #: 10672283	
Tax Year: 2014	Levy: 0	# of Imps: 1	Created On:		
Tax Dist: 6830	Map #: 6-8	LEA: 0322	Active On: 01/01/2014		
PUC: 0141	Initials: DCOOKE	Acct Type: Residential	Inactive On:		
Assign To: UnAssigned			Last Updated: 08/08/2013		

Owner's Name and Address

CORONADO VILLAS LLC
2492 E RIVER RD STE 100
TUCSON, AZ 85718 - 9554

Property Address

Street: 1061 PRESTON ST
City: SIERRA VISTA

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
07/28/2011	\$586,578	SPECIAL WARRANTY DEED	2011-16295			TITLE SECURITY AGENCY OF AZ TRUST NO. 1078

Legal

GATEWOOD SUB LOT 389 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	0402L	Market	6,050	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class				Sub Class					
Land Subtotal:					1.00		\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	0402I	Single Family Residential	\$116,882	10.00%	\$11,688
Improvement Subtotal:				\$116,882		\$11,688

Total Property Value

FCV	\$140,882	LPV	\$140,882
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$14,088	LPV Assessed	\$14,088

COCHISE COUNTY ASSESSOR PROPERTY PROFILE - ACCOUNT NOTES

Account #: R000030875

Local #:

Parcel #: 10672283

Imp #:	1		Landscaping \$:
Property	Residential		0
Quality:	Good		
Condition:	Average	Nbhd:	0322
Perimeter:		Nbhd Ext:	00
% Complete:	100.00%	Nbhd Adj:	1

Occupancy Summary

Occupancy: Single Family Residential	Occ %: 100%
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Built As Summary

Built As:	Ranch 1 Story	Year Built:	2011
Construction Type:	Frame Syn Plaster	Year Remodeled:	0
HVAC:	Forced Air	% Remodeled:	0
Interior Finish:	Drywall	Adj Year Blt:	2011
Roof Cover:	Built Up Rock	Effective Age:	
Built As SF:	1553		
# of Baths:	2		
# of Bdrms:	3		
# of Stories:	1		
Story Height:	10		
Sprinkler SF:	0	Diameter:	
Capacity:		Height:	0

Improvement Summary

Improvement	1	Units	Units Price	RCN	Actual Value
Add On					
OPEN PORCH/PATIO - POR		85	\$13.92	\$1,183.20	\$1,171.00
CONCRETE PAVING, UNREINFORCED - PCU		416	\$3.05	\$1,268.80	\$1,256.00
OPEN PORCH/PATIO - POR		28	\$13.92	\$389.76	\$386.00
ATTACHED GARAGE - GAT		424	\$26.79	\$11,358.96	\$11,245.00
CONC. BLOCK WALL, SUBDIVISIONS - WACS		444	\$4.94	\$2,193.36	\$2,171.00
GATE, WOOD - WFG		14	\$11.85	\$165.90	\$164.00
Fixture					
Total Fixtures		11	\$0.00	\$0.00	\$0.00
Rough In					
Laundry Facility		1	\$0.00	\$0.00	\$0.00

Improvements Value Summary

IMPNO: 1

Monday, September 23, 2013

Page 2 of 7

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030852		Local #:		Parcel #: 10672260	
Tax Year: 2014	Levy: 0	# of Imps: 1	Created On:		
Tax Dist: 6830	Map #: 6-8	LEA: 0322	Active On: 01/01/2012		
PUC: 0141	Initials: MWILLHITE	Acct Type: Residential	Inactive On:		
Assign To: UnAssigned			Last Updated: 09/05/2013		

Owner's Name and Address

PATENODE AMANDA & DERRICK DEAN
4567 S EVERGREEN AVE
TUCSON, AZ 85730 -

Property Address

Street: 1262 MATSUMOTO ST
City: SIERRA VISTA

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
06/25/2010	\$190,000	SPECIAL WARRANTY DEED	2010-14683			TITLE SECURITY AGENCY OF AZ
07/22/2009	\$160,277	SW	20090018015			TITLE SECURITY TRUST 1078

Legal

GATEWOOD SUB LOT 366 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	0402L	Market	6,015	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class				Sub Class					
Land Subtotal:						1.00	\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	0402I	Single Family Residential	\$125,397	10.00%	\$12,540
Improvement Subtotal:				\$125,397		\$12,540

Total Property Value

FCV	\$149,397	LPV	\$149,370
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$14,940	LPV Assessed	\$14,937

COCHISE COUNTY ASSESSOR PROPERTY PROFILE - ACCOUNT NOTES

Account #: R000030852

Local #:

Parcel #: 10672260

Imp #:	1		Landscaping \$:
Property	Residential		0
Quality:	Average Plus		
Condition:	Average	Nbhd:	0322
Perimeter:	171	Nbhd Ext:	00
% Complete:	100.00%	Nbhd Adj:	1

Occupancy Summary

Occupancy: Single Family Residential	Occ %: 100%
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Built As Summary

Built As:	Ranch 1 Story	Year Built:	2009
Construction Type:	Frame Syn Plaster	Year Remodeled:	0
HVAC:	Cool Air in Heat Ducts	% Remodeled:	0
Interior Finish:	Drywall	Adj Year Blt:	2009
Roof Cover:	Concrete Tile	Effective Age:	
Built As SF:	1561		
# of Baths:	0		
# of Bdrms:	0		
# of Stories:	1		
Story Height:	9		
Sprinkler SF:		Diameter:	
Capacity:		Height:	

Improvement Summary

Improvement	1	Units	Units Price	RCN	Actual Value
Appliance					
Allowance		1	\$4,154.18	\$4,154.18	\$4,154.00
Fixture					
Bath 4		1	\$0.00	\$0.00	\$0.00
Bath 2		1	\$0.00	\$0.00	\$0.00
Water Heater		1	\$0.00	\$0.00	\$0.00
Sink Standard		1	\$0.00	\$0.00	\$0.00
Garage					
Attached		424	\$31.87	\$13,512.26	\$13,512.00
Porch					
Slab Roof Ceil		98	\$25.59	\$2,508.05	\$2,508.00
Rough In					
Laundry Facility		1	\$0.00	\$0.00	\$0.00

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030860		Local #:		Parcel #: 10672268	
Tax Year: 2014	Levy: 0	# of Imps: 1	Created On:		
Tax Dist: 6830	Map #: 6-8	LEA: 0322	Active On: 01/01/2012		
PUC: 0141	Initials: MWILLHITE	Acct Type: Residential	Inactive On:		
Assign To: UnAssigned			Last Updated: 09/05/2013		

Owner's Name and Address	Property Address
SEEGERS JOY G & STEVEN P	Street: 2153 VAN DEMAN ST
2153 VAN DEMAN ST	City: SIERRA VISTA
SIERRA VISTA, AZ 85635 -	

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
09/30/2009	\$236,480	SW	20090024108			TITLE SECURITY AGENCY OF AZ TR 10
05/29/2009	\$77,530	SW	20090012859			TITLE SECURITY AGENCY OF AZ

Legal

GATEWOOD SUB LOT 374 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	03L	Market	7,075	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class				Sub Class					
Land Subtotal:					1.00		\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	03I	Single Family Residential	\$169,639	10.00%	\$16,964
Improvement Subtotal:				\$169,639		\$16,964

Total Property Value

FCV	\$193,639	LPV	\$193,639
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$19,364	LPV Assessed	\$19,364

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030860		Local #:		Parcel #: 10672268	
Tax Year:	2014	Levy:	0	# of Imps:	1
Tax Dist:	6830	Map #:	6-8	LEA:	0322
PUC:	0141	Initials:	MWILLHITE	Acct Type:	Residential
Assign To:	UnAssigned				Created On:
					Active On: 01/01/2012
					Inactive On:
					Last Updated: 09/05/2013

Owner's Name and Address

SEEGERS JOY G & STEVEN P
2153 VAN DEMAN ST
SIERRA VISTA, AZ 85635 -

Property Address

Street: 2153 VAN DEMAN ST
City: SIERRA VISTA

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
09/30/2009	\$236,480	SW	20090024108			TITLE SECURITY AGENCY OF AZ TR 10
05/29/2009	\$77,530	SW	20090012859			TITLE SECURITY AGENCY OF AZ

Legal

GATEWOOD SUB LOT 374 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	03L	Market	7,075	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class				Sub Class					
Land Subtotal:					1.00		\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	03l	Single Family Residential	\$169,639	10.00%	\$16,964
Improvement Subtotal:				\$169,639		\$16,964

Total Property Value

FCV	\$193,639	LPV	\$193,639
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$19,364	LPV Assessed	\$19,364

COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000030864		Local #:		Parcel #: 10672272	
Tax Year:	2014	Levy:	0	# of Imps:	1
Tax Dist:	6830	Map #:	6-8	LEA:	0322
PUC:	0141	Initials:	MWILLHITE	Acct Type:	Residential
Assign To:	UnAssigned				Created On:
					Active On: 01/01/2013
					Inactive On:
					Last Updated: 09/05/2013

Owner's Name and Address

SCHAEFER DUSTIN A
1267 PRESTON ST
SIERRA VISTA, AZ 85635 -

Property Address

Street:
City:

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
02/28/2012	\$184,900	SPECIAL WARRANTY DEED	2012-04337			TITLE SECURITY AGY OF AZ TR#1089
07/29/2010	\$179,824	SPECIAL WARRANTY DEED	2010-17231			

Legal

GATEWOOD SUB LOT 378 9-07 LV MAP BOOK

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
35	21	20				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	03L	Market	6,080	Site	1.000000	\$24,000.00	\$24,000	10.00%	\$2,400
Class		Sub Class							
Land Subtotal:				1.00			\$24,000		\$2,400

Land Attributes

Attribute	Description	Adjustment
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Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Actual Value	Asmt %	Assessed Val*
1	Residential	03I	Single Family Residential	\$133,279	10.00%	\$13,328
Improvement Subtotal:				\$133,279		\$13,328

Total Property Value

FCV	\$157,279	LPV	\$157,279
FCV Asmt %	10.0%	LPV Asmt %	10.0%
FCV Assessed	\$15,728	LPV Assessed	\$15,728

COCHISE COUNTY ASSESSOR PROPERTY PROFILE - ACCOUNT NOTES

Account #: R000030864	Local #:	Parcel #: 10672272
Imp #: 1		Landscaping \$: 0
Property: Residential		
Quality: Good		
Condition: Average	Nbhd: 0322	
Perimeter:	Nbhd Ext: 00	
% Complete: 100.00%	Nbhd Adj: 1	

Occupancy Summary

Occupancy: Single Family Residential	Occ %: 100%
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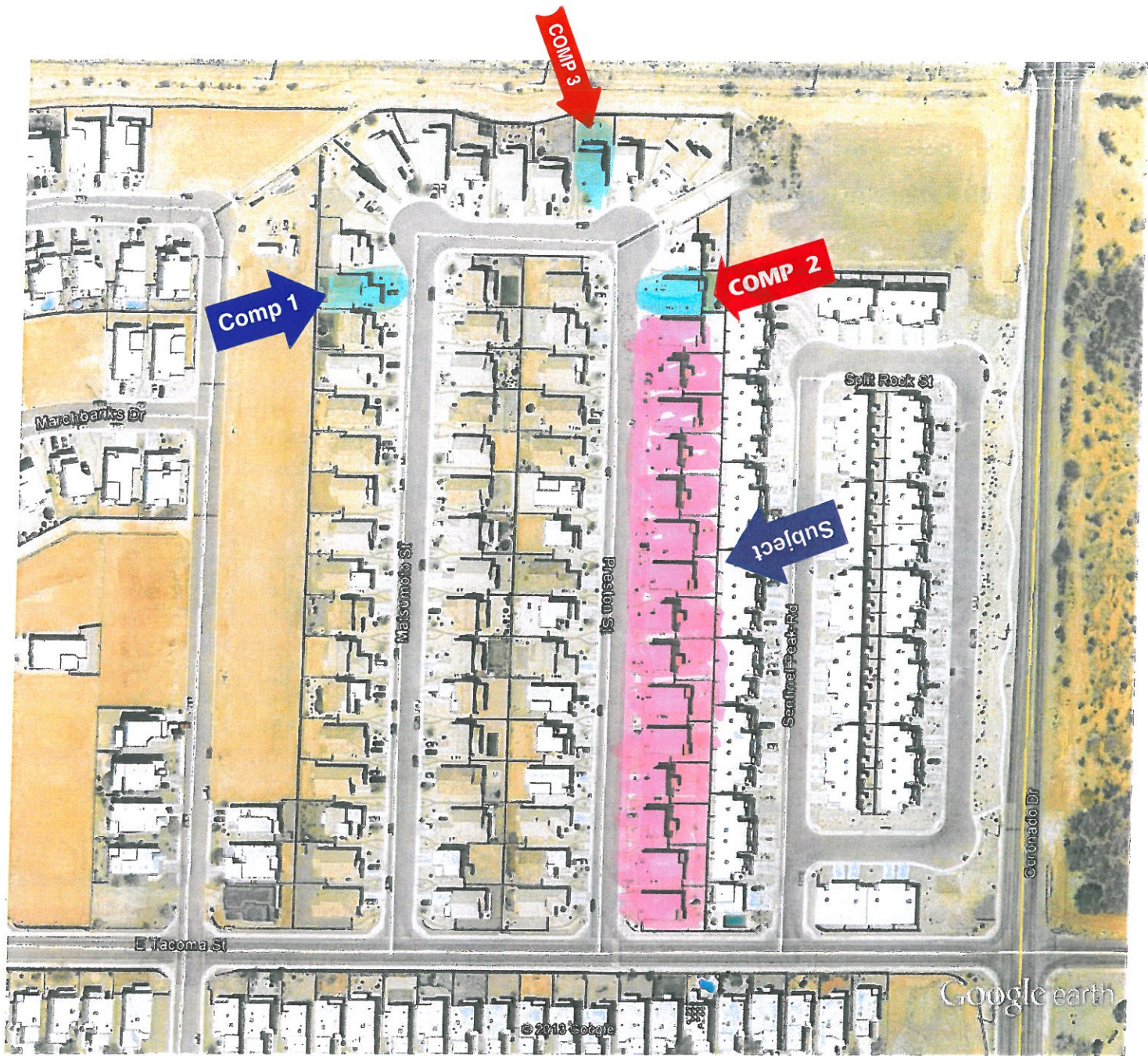
Built As Summary

Built As: Ranch 1 Story	Year Built: 2011
Construction Type: Frame Syn Plaster	Year Remodeled: 0
HVAC: Forced Air	
Interior Finish: Drywall	% Remodeled: 0
Roof Cover: Built Up Rock	Adj Year Blt: 2011
Built As SF: 1533	Effective Age:
# of Baths: 2	
# of Bdrms: 3	
# of Stories: 1	
Story Height: 10	
Sprinkler SF: 0	Diameter:
Capacity:	Height: 0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
ATTACHED GARAGE - GAT	427	\$25.74	\$10,990.98	\$10,991.00
CONC. BLOCK WALL, SUBDIVISIONS - WACS	400	\$6.50	\$2,600.00	\$2,600.00
GATE, WOOD - WFG	16	\$10.70	\$171.20	\$171.00
OPEN PORCH/PATIO - POR	28	\$13.48	\$377.44	\$377.00
OPEN PORCH/PATIO - POR	86	\$13.48	\$1,159.28	\$1,159.00
FINISHED CEILING-VAH	28	\$3.51	\$98.28	\$98.00
CONCRETE PAVING, UNREINFORCED - PCU	400	\$3.05	\$1,220.00	\$1,220.00
Fixture				
Total Fixtures	11	\$0.00	\$0.00	\$0.00
Rough In				
Laundry Facility	1	\$0.00	\$0.00	\$0.00

Improvements Value Summary



Google earth



For the Period 8/1/2011 thru 8/31/2011

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
BLD11-1271	SFR NEW	1241 PRESTON ST	128,498.00	8,496.00	8,496.00
08/11/2011	RESIDENTIAL	10672273	6,790,785.50		
08/17/2011	ISSUED	GATEWOOD			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	TITLE SECURITY AGY OF AZ TR#	2492 E RIVER ROAD # 100, TUCSON, AZ 85718			
APPLICANT	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
CONTRACTOR	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
BLD11-1272	SFR NEW	1223 PRESTON ST	145,160.00	8,602.25	8,602.25
08/11/2011	RESIDENTIAL	10672274	6,935,945.50		
08/17/2011	ISSUED	GATEWOOD			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	TITLE SECURITY AGY OF AZ TR#	2492 E RIVER RD STE 150, TUCSON, AZ 85718			
APPLICANT	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
CONTRACTOR	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
BLD11-1273	SFR NEW	1209 PRESTON ST	128,498.00	8,496.00	8,496.00
08/11/2011	RESIDENTIAL	10672275	7,064,443.50		
08/17/2011	ISSUED	GATEWOOD			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	TITLE SECURITY AGY OF AZ TR#	2492 E RIVER RD STE 150, TUCSON, AZ 85718			
APPLICANT	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
CONTRACTOR	MIRAMONTE ARIZONA, LLC	2492 E. RIVER ROAD STE 100, TUCSON, AZ 857189554		(520) 615-8900	
BLD11-1274	WALL	2422 CHERRY HILLS DR	2,117.00	91.75	91.75
08/11/2011	RESIDENTIAL	10598360	7,066,560.50		
08/15/2011	ISSUED	GREENBRIER ESTATES			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	MCNAUGHTAN PETER C	2422 CHERRY HILLS DR, SIERRA VISTA, AZ 85650			
APPLICANT	TRK DEVELOPMENT LLC	5701 EQUESTRIAN PLACE, HEREFORD, AZ 856159167		(520) 266-2323	
CONTRACTOR	TRK DEVELOPMENT LLC	5701 EQUESTRIAN PLACE, HEREFORD, AZ 856159167		(520) 266-2323	
BLD11-1275	HVAC	1296 ACACIA DR	6,000.00	100.00	100.00
08/11/2011	RESIDENTIAL	10678118	7,072,560.50		
08/12/2011	FINALED	QUAIL HOLLOW			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	STONE JULIA M	1296 ACACIA DR, SIERRA VISTA, AZ 85635			
APPLICANT	ARIZONA COMFORT SYSTEMS HI	131 S. SCHRADER RD, SIERRA VISTA, AZ 856359116		(520) 459-5681	
CONTRACTOR	ARIZONA COMFORT SYSTEMS HI	131 S. SCHRADER RD, SIERRA VISTA, AZ 856359116		(520) 459-5681	
BLD11-1279	TEMPORARY USE	2085 E FRY BLVD	1.00	160.00	160.00
08/11/2011	COMMERCIAL	10675113D	7,072,561.50		
08/12/2011	ISSUED	ASSESSOR LEGAL			
Contact Type	Contact Name	Contact Address		Phone Number	
OWNER	NK REMAINDER INTEREST LLC	1700 LINCOLN STREET STE 2150, DENVER, CO 80203			
APPLICANT	karen gatlin	4975 brighton ave apt 3, san diego, CA 92107		(601) 818-1983	
BLD11-1280	HVAC	4850 LA CANADA		100.00	100.00
08/12/2011	RESIDENTIAL	10778240	7,072,561.50		
08/15/2011	FINALED	TRACT 115			
Contact Type	Contact Name	Contact Address		Phone Number	