

COCHISE COUNTY ASSESSOR

2014 VALUATION



Cochise County Board of Equalization Hearing

PARCEL
105-04-128



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: 11-6-13

**ASSESSOR RECOMMENDATION TO
BOE**

Parcel #: 105-04-128 Owner's Name: Sierra Vista Community Hospital

Original	<u>2014</u> Year	FCV: <u>\$1,698,384</u>	Original Class: <u>2</u>
		LPV: <u>\$1,698,384</u>	
Amended	<u>2014</u> Year	FCV: <u>\$8,197,558</u>	Amended Class: <u>1.12</u>
		LPV: <u>\$7,855,121</u>	
Assessor's	<u>2014</u> Year		Recommended
Recommendation:		FCV: <u>\$8,197,558</u>	Class: <u>1.12</u>
		LPV: <u>\$7,855,121</u>	

Basis:

Parcel received a notice of change due to additions that were not on the tax rolls. The last physical review of subject property prior to Sept. 2013, was in the late 1970's. This long interval between physical inspections was due to subject property affording exempt status.

Previous listing had hospital square footage at 21,500 and built in 1964. New listing has square footage at 82,846 with construction years all the way to 2000. The weighted age is 1986.

Submitted cost approach documentation has a depreciation factor of 70% and Assessor believes this is to accelerated for structures with a weighted age of 1986.

Submitted document indicating sales on hospitals through-out Continental United States could not be over

Basis Continued:

used by Assessor due to there is no screening process for affidavit of property value. This screening, research, and physical review process would indicate if sale is an arm's length transaction.

Assessor is recommending no change at this point in time.

Estimate Number : 6065
 Estimate ID : 105-04-128
 Property Owner : Sierra Vista Regional Health Center
 Property Address : 300 El Camino Real
 Property City : Sierra Vista
 State/Province : AZ
 ZIP/Postal Code : 85635

Section 1

Occupancy	Class	Height	Rank
100% Hospital	Masonry bearing walls	12.00	2.0
Total Area	: 79,015		
Number of Stories (Section)	: 1.00		
Shape	: 3.00		
Effective Age (years)	: 36.00		

Components	Units/%	Other
Sprinklers:		
Sprinklers	100%	
Land and Site:		
Land	431309	
Site Improvements (undepreciated)	300000	
HVAC (Heating):		
Complete HVAC	100%	

Section 2

Occupancy	Class	Height	Rank
100% Hospital <i>Morgue</i>	Metal frame and walls	12.00	2.0
Total Area <i>Rehab/Aquatics</i>	: 6,780		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components	Units/%	Other
Sprinklers:		
Sprinklers	100%	
Land and Site:		
Site Improvements (undepreciated)	15000	

Section 3

Occupancy	Class	Height	Rank
100% Material Storage Building <i>Maint./Materials Bldg.</i>	Metal frame and walls	14.00	2.0
Total Area	: 3,600		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 20.00		

Components	Units/%	Other
Land and Site:		

10/24/2013

Summary Report

Page: 2

Estimate Number : 6065
 ZIP/Postal Code : 85635

Site Improvements (undepreciated) 1500

Section 4

Occupancy

100% Shed Office Structure

Maint.
Office

Total Area

Number of Stories (Section)

Shape

Effective Age (years)

Class	Height	Rank
Metal frame and walls	8.00	2.0
: 1,500		
: 1.00		
: 2.00		
: 20.00		

Components

Land and Site:

Site Improvements (undepreciated)

Units/%

Other

1500

Cost as of 01/2013

	Units/%	Cost	Total
Basic Structure			
Base Cost	90895	118.54	10,774,489
Exterior Walls	90895	18.75	1,703,829
Heating & Cooling	87295	21.73	1,896,838
Sprinklers	85795	2.64	226,259
Basic Structure Cost	90895	160.64	14,601,415
Less Depreciation			
Physical & Functional	70.1%		10,240,737
Depreciated Cost	90895	47.97	4,360,678
Miscellaneous			
Land			431,309
Site Improvements			318,000
Total Cost	90895	56.22	5,109,987
Rounded to Nearest	1000		5,110,000

<u>Year</u>	<u>Square Foot</u>	<u>Color</u>
1964	12442	Blue – Dotted
1968	1734	Purple – Horizontal Lines
1970	7179	Black – Horizontal Lines
1970	1310 (8489)	“
1988	4845	Light Green – Horizontal Lines
1995	22928	Dark Green – Hex Lines
1995	12234 (35162)	“
2000	13104	Red – Diagonal Lines
2000	3903	“
2000	3131 (20138)	“

Average Age Calculation

$12442/82810 = .150247554 \times 1964 = 295.0861$
 $1734/82810 = .020939500 \times 1968 = 41.2089$
 $8489/82810 = .102511773 \times 1970 = 201.9482$
 $4845/82810 = .058513786 \times 1988 = 116.3254$
 $35162/82810 = .424610554 \times 1995 = 847.0981$
 $20133/82810 = .243183190 \times 2000 = 486.3664$

Total: 1988.0331

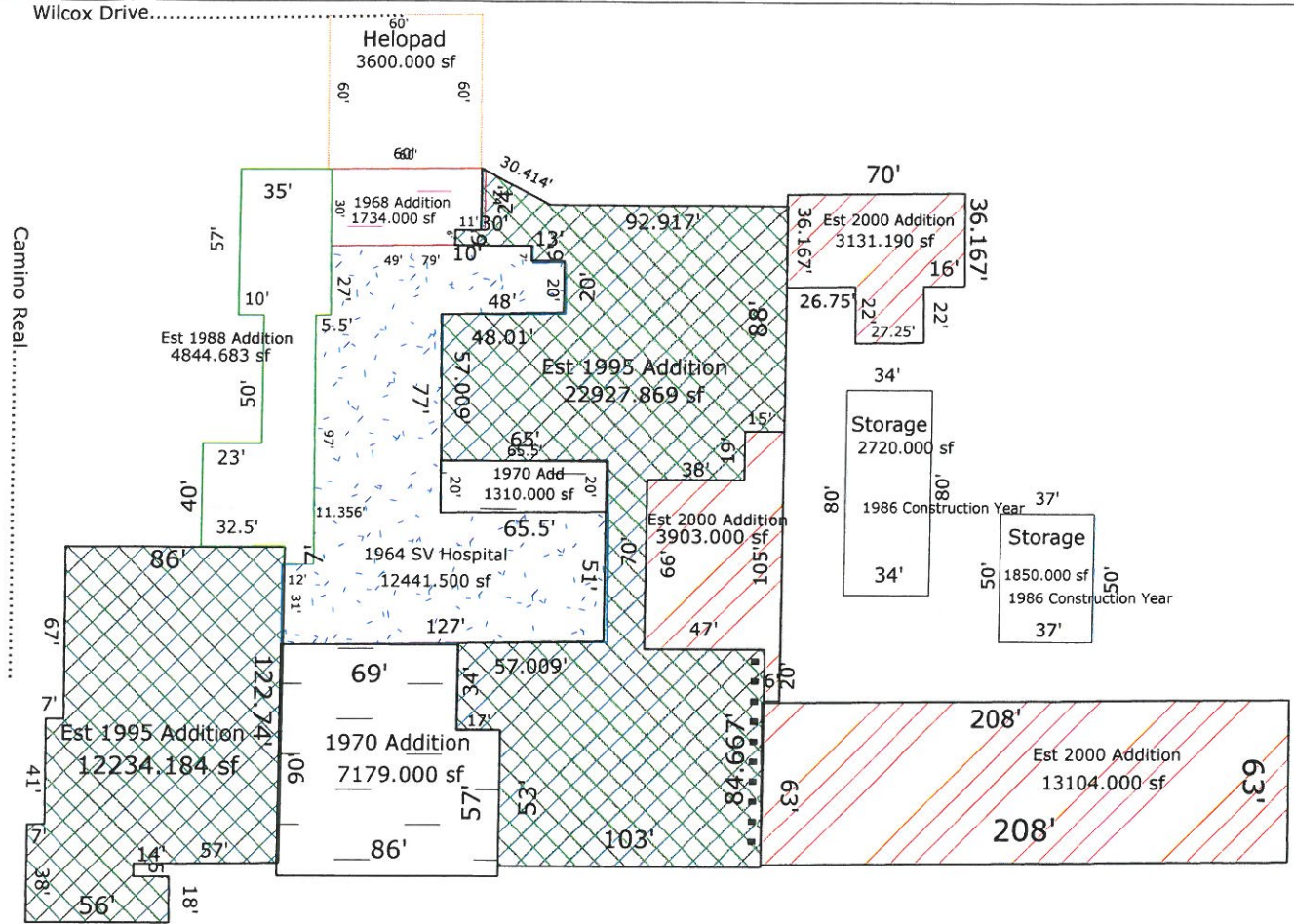
1988 = Average Age

SKETCH/AREA TABLE ADDENDUM

Parcel No 105-04-128

SUBJECT	Property Address 300 EL CAMINO REAL			
	City SIERRA VISTA	County COCHISE	State AZ	Zip 85635
	Owner SV COMMUNITY HOSP % PROPERTY VALUATION SREVICES			
	Client			
	Appraiser Name AS			
	Inspection Date 9/19/2013			

IMPROVEMENTS SKETCH



Scale: 1 = 73

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	1964 SV Hospital	1.00	12441.500	660.000	
	1968 Addition	1.00	1734.000	180.000	
	1970 Add	1.00	1310.000	171.000	
	Est 1995 Addition	1.00	12234.184	518.740	
	Est 1988 Addition	1.00	4844.683	425.356	
	Est 2000 Addition	1.00	13104.000	542.000	
	Est 2000 Addition	1.00	3131.190	256.334	
	1970 Addition	1.00	7179.000	352.000	
	Est 1995 Addition	1.00	22927.869	1093.946	
	Est 2000 Addition	1.00	3903.000	316.000	82809.427
OTH	Helopad	1.00	3600.000	240.000	
	Storage	1.00	1850.000	174.000	
	Storage	1.00	2720.000	228.000	
					8170.000

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

82809

Assessor's Cost Approach

<u>Type</u>	<u>RCN</u>	<u>Square Feet</u>	<u>Per Sq.Ft.</u>
Imp.# 1 Storage	64,676	1,850	35.
Imp.# 2 Storage	90,268	2720	12 33.
Imp.# 3 Hospital	12,248,948	82,846	148.
Totals	12,403,892	87,416	142.

Assessor's depreciated cost minus local adjustment minus market adjustment

Imp.# 1	24,307	1,850	13.
Imp.# 2	33,924	2,720	12.
Imp.# 3	7,708,018	82,416	93.
Totals	7,766,249	86,986	89.

Adjusted Imp Value 7,766,249

Land Value 431,309

Cost Approach **8,197,558**

105-04-128

1218-#1

3514

MODEL: 3813 GR: A CLASS: C DESC: UTILITY/STORAGE
CONSTR: 1986 DP CD: T7A27L30P57 % COMP: 1.00 OBS: .00 MOD: 1.00 PHY-COND: 1.00

GROUND FLOOR TOTAL FLOOR AREA 000001850
PERIM AREA 0001850
NUMBER OF STORIES 01.0
PERCENT OWNERSHIP 1.0000
AVG. STORY HEIGHT 10

REPLACEMENT COST NEW
LOCATION ADJUSTMENT

LOCAL REPLACEMENT COST NEW
PERCENT COMPLETE

LRC BASIS
MODERNIZATION

DEPRECIATION

PHYSICAL CONDITION

OBSOLESCENCE

MARKET ADJUSTMENT

ASSESSABLE VALUE (ADJUSTED LRC)

ALLOCATED OWNERSHIP (1.0000)

RCN BUILDING ADDS

RCN SITE ADDS

RCN COST MARKET ADDS

DATE APPRAISED

BY:

REVIEW DUE:

NOTES:

1. VALUES ARE BASED ON COSTS PREVALENT DURING JULY PREVIOUS TO COST YEAR.

2. DEPRECIATION (AGE) IS BASED ON "COST YEAR" MINUS "CONSTRUCTION YEAR".

3. WHEN "FUTURE YEAR 2" IS SELECTED FOR COSTING AND FUTURE YEAR 2 COSTS ARE NOT AVAILABLE, FUTURE YEAR COSTS, AND FACTORS WILL BE USED.

4. REMARKS (IF ANY) WILL FOLLOW.

5. BASE COST PER SQUARE FOOT: \$ 35

6. TOTAL COST PER SQUARE FOOT: \$ 35

7. MARSHALL & SWIFT/BOECKH RETAINS ALL PROPRIETARY, COPYRIGHT, AND OTHER RIGHTS IN THE COST DATA SHOWN.

FOUNDATION: 1.0000 # OF STORIES: 0.9880 STORY HT: 1.0000 ARCH. FEE: 1.0200
---COMPONENT COST ADJUSTMENT FACTORS---
---COMPONENT LIST---

COMP	TYPE	RANK	MISC	UNITS	U.M	MODL	DESCRIPTION	COST	F	S
BC	03	2.0		100%	SFF		SITE PREPARATION	392	0	0
CACY	04	2.0		100%	SFF		CONCRETE, OPEN SHEL	1417	1	0
MG	06	2.0	8	100%	SFW		STANDARD BLOCK	27004	0	0
ML	06	2.0		100%	SFW		BOND BEAMS	1876	0	0
MM	06	2.0		100%	SFW		INSULATION	1263	0	0
QAA	09	2.0	3	106%	SFF		WOOD JOISTS, WOOD D	6363	0	0
RF	10	2.0	3	106%	SFF		COMPOSITION SHINGLE	2925	0	0
EB	11	2.0		100%	SFF		CONCRETE ON GROUND	5593	0	0
FN	12	2.0		100%	SFF		HARDENER & SEALER	1249	0	0
HA	13	2.0		100%	SFF		INTERIOR CONSTRUCTI	727	0	1
GH	14	2.0		100%	SFF		GYP SUM BOARD, TAPED	3207	0	0
GW	14	2.0		100%	SFF		CEILING INSULATION	1175	0	0
IA	15	2.0		100%	SFF		PLUMBING	1529	0	0
KP	17	2.0		100%	SFF		PACKAGE HEATING & C	8073	0	1
LA	18	2.0		100%	SFF		ELECTRICAL	1883	0	0

REPLACEMENT COST NEW\$ 64,676

8

1 MR 142

105-04-128

924

MODEL: 3813 GR: A CLASS: C DESC: UTILITY/STORAGE MKT/SUBAREA: 03-04
CONSTR: 1986 DP CD: T7A27L30P57 % COMP: 1.00 OBS: .00 MOD: 1.00 PHY-COND: 1.00

GROUND FLOOR PERIM AREA 0002720
TOTAL FLOOR AREA 000002720
NUMBER OF STORIES 01.0
PERCENT OWNERSHIP 1.00000
AVG. STORY HEIGHT 10

FOUNDATION: 1.0000 # OF STORIES: 0.9880 STORY HT: 1.0000 ARCH. FEE: 1.0200
-----COMPONENT COST ADJUSTMENT FACTORS-----

-----COMPONENT LIST-----

COMP	TYPE	RANK	MISC	UNITS	U.M	MODL	DESCRIPTION	COST	F	S
BC	03	2.0		100%	SFF		SITE PREPARATION	576	0	0
CACY	04	2.0		100%	SFF		CONCRETE, OPEN SHEL	2083	1	0
MG	06	2.0	8	100%	SFW		STANDARD BLOCK	35384	0	0
ML	06	2.0		100%	SFW		BOND BEAMS	2459	0	0
MM	06	2.0		100%	SFW		INSULATION	1654	0	0
QAA	09	2.0	3	106%	SFF		WOOD JOISTS, WOOD D	9355	0	0
RF	10	2.0	3	106%	SFF		COMPOSITION SHINGLE	4300	0	0
EB	11	2.0		100%	SFF		CONCRETE ON GROUND	8223	0	0
FN	12	2.0		100%	SFF		HARDENER & SEALER	1837	0	0
HA	13	2.0		100%	SFF		INTERIOR CONSTRUCTI	1069	0	1
GH	14	2.0		100%	SFF		GYPSUM BOARD, TAPED	4715	0	0
GW	14	2.0		100%	SFF		CEILING INSULATION	1727	0	0
IA	15	2.0		100%	SFF		PLUMBING	2248	0	0
KP	17	2.0		100%	SFF		PACKAGE HEATING & C	11869	0	1
LA	18	2.0		100%	SFF		ELECTRICAL	2769	0	0

REPLACEMENT COST NEW \$ 90,268
LOCATION ADJUSTMENT X
LOCAL REPLACEMENT COST NEW
PERCENT COMPLETE
LRC BASIS
MODERNIZATION (+.00) +
DEPRECIATION (-.570) -
PHYSICAL CONDITION . (+.00) +
OBsolescence (-.00) -
MARKET ADJUSTMENT .. (-.05) -
ASSESSABLE VALUE (ADJUSTED LRC) \$ 33,924
ALLOCATED OWNERSHIP (1.0000) ... \$ 33,924
--A D D I T I O N A L I N F O R M A T I O N--

RCN BUILDING ADDS \$ 0
RCN SITE ADDS \$ 0
RCN COST MARKET ADDS \$ 0
DATE APPRAISED: / /
BY:
REVIEW DUE:

NOTES:
1. VALUES ARE BASED ON COSTS PREVALENT DURING JULY PREVIOUS TO COST YEAR.
2. DEPRECIATION (AGE) IS BASED ON "COST YEAR" MINUS "CONSTRUCTION YEAR".
3. WHEN "FUTURE YEAR 2" IS SELECTED FOR COSTING AND FUTURE YEAR 2 COSTS ARE NOT AVAILABLE, FUTURE YEAR COSTS, AND FACTORS WILL BE USED.

4. REMARKS (IF ANY) WILL FOLLOW.
5. BASE COST PER SQUARE FOOT: \$ 33
6. TOTAL COST PER SQUARE FOOT: \$ 33
7. MARSHALL & SWIFT/BOECKH RETAINS ALL PROPRIETARY, COPYRIGHT, AND OTHER RIGHTS IN THE COST DATA SHOWN.

REPLACEMENT COST NEW\$ 90,268

9

11/11/82

105-04-128

142

MODEL: 2133 GR: A CLASS: C DESC: HOSPITAL
CONSTR: 1986 DP CD: T5A27L50P28 % COMP: 1.00 OBS: .00 MOD: 1.00 PHY-COND: 1.00

MKT/SUBAREA: 03-04

GROUND FLOOR PERIM AREA 01783 0082846
TOTAL FLOOR AREA 000082846
NUMBER OF STORIES 01.0
PERCENT OWNERSHIP 1.0000
AVG. STORY HEIGHT 12

REPLACEMENT COST NEW \$ 12,248,948
LOCATION ADJUSTMENT X 0.92

LOCAL REPLACEMENT COST NEW 11,269,032
PERCENT COMPLETE 1.00

LRC BASIS \$ 11,269,032
MODERNIZATION +

DEPRECIATION 11,269,032
..... 3,155,329

PHYSICAL CONDITION +
..... 8,113,703

OBSOLESCENCE -
..... 8,113,703

MARKET ADJUSTMENT -
..... 8,113,703
..... 405,685

ASSESSABLE VALUE (ADJUSTED LRC) \$ 7,708,018
=====

ALLOCATED OWNERSHIP (1.0000) ... \$ 7,708,018
=====

--A D D I T I O N A L I N F O R M A T I O N--

RCN BUILDING ADDS \$
RCN SITE ADDS \$
RCN COST MARKET ADDS \$
DATE APPRAISED: / /

BY: REVIEW DUE:
NOTES:

1. VALUES ARE BASED ON COSTS PREVALENT DURING JULY PREVIOUS TO COST YEAR.

2. DEPRECIATION (AGE) IS BASED ON "COST YEAR" MINUS "CONSTRUCTION YEAR".

3. WHEN "FUTURE YEAR 2" IS SELECTED FOR COSTING AND FUTURE YEAR 2 COSTS ARE NOT AVAILABLE, FUTURE YEAR COSTS, AND FACTORS WILL BE USED.

4. REMARKS (IF ANY) WILL FOLLOW.

5. BASE COST PER SQUARE FOOT: \$ 143
6. TOTAL COST PER SQUARE FOOT: \$ 148

7. MARSHALL & SWIFT/BOECKH RETAINS ALL PROPRIETARY, COPYRIGHT, AND OTHER RIGHTS IN THE COST DATA SHOWN.

-----C O M P O N E N T L I S T-----

COMP	TYPE	RANK	MISC	UNITS	U.M	MODL	DESCRIPTION	COST	F	S
BC	03	2.0		100%	SFF		SITE PREPARATION	31588	0	0
CACY	04	2.0		100%	SFF		CONCRETE, OPEN SHEL	88623	1	0
MG	06	2.0	8	100%	SFW		STANDARD BLOCK	503080	0	0
ML	06	2.0		100%	SFW		BOND BEAMS	33765	0	0
MM	06	2.0		100%	SFW		INSULATION	26514	0	0
QO	09	2.0	1	100%	SFF		WOOD JOISTS, COMPOS	557182	0	0
RJC	10	2.0	1	100%	SFF		ELASTOMERIC, FLUID	550162	0	0
RU	10	2.0	1	100%	SFF		INSULATION	129863	0	0
EB	11	2.0		100%	SFF		CONCRETE ON GROUND	401873	0	0
FN	12	2.0		100%	SFF		HARDENER & SEALER	103539	0	0
FF	12	2.0		100%	SFF		CONCRETE COLOR	113191	0	0
HA	13	2.0		100%	SFF		INTERIOR CONSTRUCTI	4673308	0	1
GH	14	2.0		100%	SFF		GYPNUM BOARD, TAPED	187775	0	0
GW	14	2.0		100%	SFF		CEILING INSULATION	77216	0	0
IA	15	2.0		100%	SFF		PLUMBING	1645222	0	0
KP	17	2.0		100%	SFF		PACKAGE HEATING & C	728285	0	1
LA	18	2.0		100%	SFF		ELECTRICAL	2017262	0	0
PAS	36	2.0		110201	SF		PAVING, ASPHALT	331479	0	0
LIG	36	2.0		110201	SF		PARKING LOT LIGHTIN	49021	0	0

REPLACEMENT COST NEW\$ 12,248,948

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105-04-128
PARCEL NUMBER

Sierra Vista Community Hospital
OWNER'S NAME

300 El Camino Real
SITUS ADDRESS

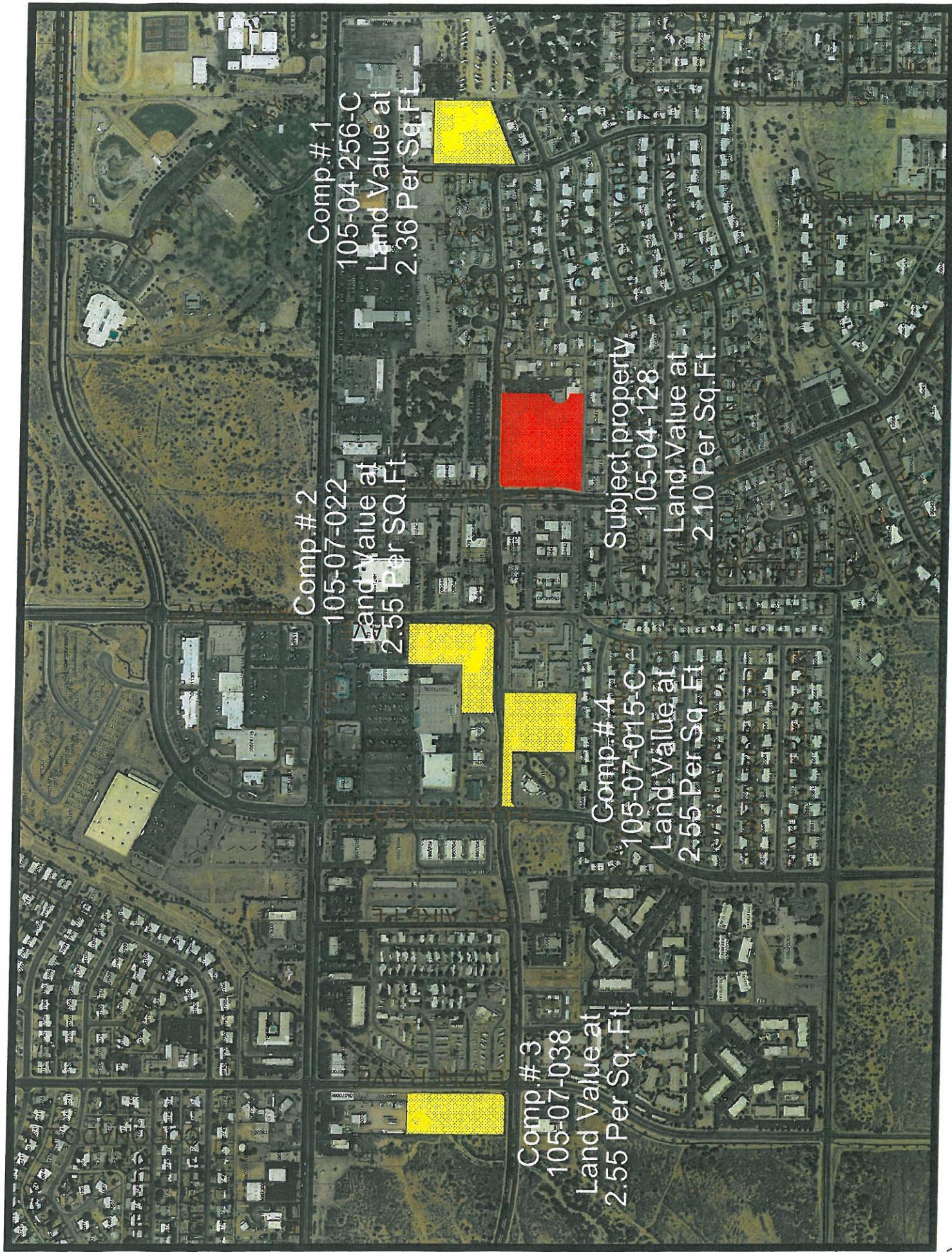
USE CODE: 2110			ASSESSMENT RATIO: 19%	
VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
ORIGINAL VALUE 2013	\$431,309	\$1,267,075	\$1,698,384	\$1,698,384
AMENDED VALUE 2014	\$431,309	\$7,766,249	\$8,197,558	\$7,855,121
OWNER'S ESTIMATE			\$5,110,000	\$5,110,000
RECOMMENDED TO BOE	\$431,309	\$7,766,249	\$8,197,558	\$7,855,121

COMPARABLE DATA

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4
PROPERTY NAME	Sierra Vista Comm.	Sierra Vista Medical	Sierra Vista Medical	REB Enterprises	Sierra Vista Reg.
PARCEL #	105-04-128	105-04-256-C	105-07-022	105-07-038	105-07-015-A
Land Full Cash Value	\$431,309	\$281,109	\$305,908	\$270,825	\$314,351
Land Square Footage	205,385	118,918	119,964	106,199	123,100
Land Value Per Sq.Ft.	\$2.10	\$2.36	\$2.55	\$2.55	\$2.55

CONCLUSION***Equity Land Value Analysis Only***

Subject property land value appears equitable with similarly situated parcels as mandated by ARS 42-16055 and 42-16107.B.
Any downward adjustments at this point in time is not warranted.



Comp. # 1
105-04-256-C
Land Value at
2.36 Per Sq.Ft.

Comp. # 2
105-07-022
Land Value at
2.55 Per SQ.Ft.

Subject property
105-04-128
Land Value at
2.10 Per Sq.Ft.

Comp. # 4
105-07-015-C
Land Value at
2.55 Per Sq. Ft.

Comp. # 3
105-07-038
Land Value at
2.55 Per Sq. Ft.

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000015490 Parcel #: 105-04-128 Report Date: 11/05/2013 Initials: TANDERSON
 Acct Type: Commercial # of Imps: 3 Tax District: 6830 LEA: 0304 PUC: 2110 Status: A

Owner's Name and Address
 SIERRA VISTA COMMUNITY HOSP
 C/O PROPERTY VALUATION SERVICES
 14400 METCALF AVE
 OVERLAND PARK, KS 66223

Property Address
 300 EL CAMINO REAL SE
 SIERRA VISTA, AZ

Adjustments / Districts
 Code
 B8

Units

Sales Summary

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

VILLAGE MEADOWS PT OF BLK 4 BY M&B BEG AT SW COR OF BLK 4 N11DEG 16MIN 07SEC E101.98' N0DEG 02MIN 30SEC W293.79' ARND CURVE TO RIGHT 39.29' E430' ARND CURVE TO RIGHT 39.25' S212' ALNG CURVE TO LEFT 36.14' TO REVERSE TO RIGHT 88.50' S71.68' W500' TO BEG LESS .105AC TO CITY OF SIERRA VISTA 4.715AC 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	4.71	Acres	91572.99	\$431,309	19.0%	\$81,949
Land Subtotal:						\$431,309		\$81,949

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Storage Warehouse	0112I	\$24,307	19.0%	\$4,618
2	Commercial	Storage Warehouse	0112I	\$33,924	19.0%	\$6,446
3	Commercial	Hospital	0112I	\$7,708,018	19.0%	\$1,464,523
Improvement Subtotal:				\$7,766,249		\$1,475,587

Total Property Value

FCV	\$8,197,558	Total FCV	\$8,197,558	Exempt	\$0	Asmt	19.0%	Net Asst Val	\$1,557,536
LPV	\$7,855,121	Total LPV	\$7,855,121	Exempt	\$0	Asmt	19.0%	Net Asst Val	\$1,492,473

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000015621	Parcel #: 10504256C	Report Date: 11/05/2013	Initials: TANDERSON
Acct Type: Commercial	# of Imps: 3	Tax District: 6830	LEA: 0304
Owner's Name and Address	Property Address	PUC: 2120	Status: A
SIERRA VISTA MEDICAL CENTER 3965 E FOOTHILLS DR STE G SIERRA VISTA, AZ 856354252	155 CALLE PORTAL SIERRA VISTA, AZ 85635	Code A2	Units 0

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
09/08/1989	\$271,400	WARRANTY DEED	19890018349			
12/01/1984	\$17,000	Unknown	19500024427			

Legal / Subdivision

VILLAGE MEADOWS #2:ALL OF BLK B EX THE N482' 2.73AC 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	2.73	Acres	102970.26	\$281,109	19.0%	\$53,411
Land Subtotal:						\$281,109		\$53,411

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Medical Offices	0112I	\$946,794	19.0%	\$179,891
2	Commercial	Dental Office/ Clinic	0112I	\$415,113	19.0%	\$78,871
3	Commercial	Commercial Yard Improvements	0112I	\$44,984	19.0%	\$8,547
Improvement Subtotal:						\$267,309

Total Property Value

FCV	\$1,688,000	Total FCV	\$1,688,000	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$320,720
LPV	\$1,688,000	Total LPV	\$1,688,000	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$320,720

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000016538	Parcel #: 105-07-022	Report Date: 11/05/2013	Initials: TANDERSON
Acct Type: Residential	# of Imps: 4	Tax District: 6830	LEA: 0304
Owner's Name and Address	Property Address	PUC: 1910	Status: A
SIERRA VISTA MEDICAL INVESTORS LTD 2305 E WILCOX DR SIERRA VISTA, AZ 85635	2305 E WILLCOX/LIFE CARE CENT SIERRA VISTA, AZ 85635		
	Code A2	Adjustments / Districts	Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
08/01/1985	\$406,180	Unknown	19500016958			

Legal / Subdivision

SIERRA VISTA PLAZA #2 LOT 2 2.754AC 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0405L	Market	2.75	Acres	111239.27	\$305,908	10.0%	\$30,591
Land Subtotal:						\$305,908		\$30,591

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Convlsnt Hosp Nursing Home	0405I	\$3,048,009	10.0%	\$304,801
2	Commercial	Commercial Yard Improvements	0405I	\$109,735	10.0%	\$10,974
3	Commercial	Commercial Yard Improvements	0405I	\$9,452	10.0%	\$945
4	Commercial	Commercial Yard Improvements	0405I	\$6,610	10.0%	\$661
Improvement Subtotal:						\$317,381

Total Property Value

FCV	\$3,479,714	Total FCV	\$3,479,714	Exempt	\$0	Asmt	10.0%	Net Asst Val	\$347,972
LPV	\$3,479,714	Total LPV	\$3,479,714	Exempt	\$0	Asmt	10.0%	Net Asst Val	\$347,972

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000016559	Parcel #: 105-07-038	Report Date: 11/05/2013	Initials: TANDERSON
Acct Type: Vacant	# of Imps: 0	Tax District: 6830	LEA: 0304
Owner's Name and Address	Property Address	PUC: 0002	Status: A
R E B ENTERPRISES LLC PO BOX 1325 SIERRA VISTA, AZ 85636	, AZ	Adjustments / Districts	
		Code	Units
		A1	

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
05/23/2000	\$102,000	WARRANTY DEED	20000014467			TRUST 11204 LLC
Legal / Subdivision						

REP OF SURVEY BK 12 PG 10 POR LOT D BY M&B: BEG 500' S OF NW COR LOT 2, THN E209.33' S483' SWLY ALNG 25' DRAD CURVE CONCAVE TO NW 39.27' TO P.O.T., THN W184.36' N508' M/L TO POB SEC 2-22-20 2.438 AC 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	2.44	Acres	110993.85	\$270,825	16.0%	\$43,332
Land Subtotal:						\$270,825		\$43,332

Improvement Valuation Summary

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

Total Property Value

FCV	\$270,825	Total FCV	\$270,825	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$43,332
LPV	\$270,825	Total LPV	\$270,825	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$43,332

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000016529 Parcel #: 10507015A Report Date: 11/05/2013 Initials: TANDERSON
 Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 1040 Status: A

Owner's Name and Address
 SIERRA VISTA REGIONAL HEALTH CENTER
 INC
 C/O PROPERTY VALUATION SERVICES
 14400 METCALF AVE
 OVERLAND PARK, KS 66223

Property Address
 WILCOX DR
 SIERRA VISTA, AZ

Adjustments / Districts
 Code
 B9

Units

Sales Summary

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

BEG AT NE COR OF THN S0DEG 02MIN E963.69' S89DEG 59MIN W390' TO POB THN CONT S89DEG 59MIN W583.18' S75' N44DEG 59MIN E35. 36' N89DEG 59MIN E255' S0DEG 0MIN W320' E303.25' N370' TO POB EXC POR DEEDED TO CNTY IN DOC 051146227 SEC 2-22-20 2.826AC 6-06 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	02RL	Market	2.83	Acres	111078.09	\$314,351	16.0%	\$50,296
Land Subtotal:						\$314,351		\$50,296

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Commercial Yard Improvements	0112I	\$55,529	19.0%	\$10,551
Improvement Subtotal:				\$55,529		\$10,551

Total Property Value

FCV	\$369,880	Total FCV	\$369,880	Exempt	\$0	Asmt	16.5%	Net Assd Val	\$60,847
LPV	\$364,675	Total LPV	\$364,675	Exempt	\$0	Asmt	16.4%	Net Assd Val	\$59,944

Sierra Vista Community Hospital

OWNER'S NAME

300 El Camino Real

SITUS ADDRESS

USE CODE: 2110	ASSESSMENT RATIO: 19%
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VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
ORIGINAL VALUE 2013	\$431,309	\$1,267,075	\$1,698,384	\$1,698,384
AMENDED VALUE 2014	\$431,309	\$7,766,249	\$8,197,558	\$7,855,121
OWNER'S ESTIMATE			\$5,110,000	\$5,110,000
RECOMMENDED TO BOE	\$431,309	\$7,766,249	\$8,197,558	\$7,855,121

COMPARABLE DATA

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4
PROPERTY NAME	Sierra Vista Comm.	Bindiya Propreties			
PARCEL #	105-04-128	105-07-016-A			
Land Full Cash Value	\$431,309	\$110,115			
Land Square Footage	205,385	36,721			
Land Value Per Sq.Ft.	\$2.10	\$3.00			
Sale Date		7/11/2012			
Sale Price		\$275,000			
Sale Price Per SQ.FT.		\$7.49			

CONCLUSION

Current full cash value of subject property is at 2.10 per square foot. Comp.# 1 is the most current sale in subject property's immediate location and sold for 7.49 per square foot. This sale is indicating land full cash value is within current market conditions. Even though comparable is much smaller, it was not used to calculate current land full cash value. It was used to indicate the value of commercial land in and around the Wilcox Drive area.

Subject Property
105-04-128
Land Value at
2.10 per SQ.Ft.

For 7.49 Per Sq Ft.

Land Value at
2.10 per SQ.Ft.

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000016531	Parcel #: 10507016A	Report Date: 11/05/2013	Initials: TANDERSON
Acct Type: Vacant	# of Imps: 0	Tax District: 6830	LEA: 0304
Owner's Name and Address	Property Address	PUC: 0023	Status: A
BINDIYA PROPERTIES LLC 1582 LAGUNA NIGUEL DR SIERRA VISTA, AZ 85635	STAR CHEVROLET , AZ		
	Adjustments / Districts		
	Code	Units	
	A1		

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/11/2012	\$275,000	WARRANTY DEED	2012-15317			VISTA FRYCO LLC
01/05/2007	\$225,000	WARRANTY DEED	20070000681			HAU C PHAN
03/21/2003	\$143,184	WARRANTY DEED	200300009588			THEATER DRIVE PARTNERS LLP
Legal / Subdivision						

PART OF LOT 1 BEG 75'S OF NW COR OF LOT 1 THN S285' TO POB THN S140' E262' N140' W262' TO POB SEC2-22-20 .843AC 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	36590.40	Square Feet	3.01	\$110,115	16.0%	\$17,618
Land Subtotal:						\$110,115		\$17,618

Improvement Valuation Summary

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

Total Property Value

FCV	\$110,115	Total FCV	\$110,115	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$17,618
LPV	\$110,115	Total LPV	\$110,115	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$17,618

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel:	105-07-016A			
	BOOK	MAP	PARCEL	SPLIT

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 (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____**2. SELLER'S NAME AND ADDRESS:**VISTA FRYCO, LLCNICK DOAN, 7009 NORTH 28TH DR.PHOENIX, AZ 85051**3. (a) BUYER'S NAME AND ADDRESS:**BINDIYA PROPERTIES, LLC1582 LAGUNA NIGUEL DRIVESIERRA VISTA, AZ 85635(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:VACANT LAND (CORONADO DR)SIERRA VISTA, AZ 85635**5. MAIL TAX BILL TO:**BINDIYA PROPERTIES, LLC1582 LAGUNA NIGUEL DRIVESIERRA VISTA, AZ 85635**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
 b. ☐ Single Family Residence g. ☐ Agricultural
 c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
 ☐ Affixed ☐ Not Affixed
 d. ☐ 2-4 Plex i. ☐ Other Use; Specify: _____
 e. ☐ Apartment Building

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 used as a primary residence. ☐ Owner occupied, not a primary residence.
☐ To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

**8. If you checked e or i in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.****9. 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: _____

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.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (01/2012)

FOR RECORDER'S USE ONLY
 2012-15317RP
 Page 1 of 3
 Cochise
 07-11-2012 04:27 PM
 2012-15317
10. SALE PRICE: \$ 275,000.00**11. DATE OF SALE (Numeric Digits):** 7 / 2012
Month / Year**12. DOWN PAYMENT** \$ 275,000.00**13. METHOD OF FINANCING:**

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
 (1) ☐ Conventional
 (2) ☐ VA
 (3) ☐ FHA
 b. ☐ Barter or trade
 c. ☐ Assumption of existing loan(s) f. ☐ Other financing; Specify: _____
 d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
 (b) If Yes, provide the dollar amount of the Personal Property:

\$ _____ OR AND _____

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☐

If Yes, briefly describe the solar / energy efficient components: _____

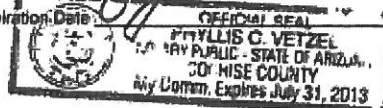
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):Pioneer Title Agency, Inc.3511 Canyon de Flores Drive, Suite C, Sierra Vista, AZ 85650Phone: (520) 378-0684**18. LEGAL DESCRIPTION (attach copy if necessary):****SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent _____

State of Arizona, County of CochiseSubscribed and sworn to before me on this 11 day of July, 2012

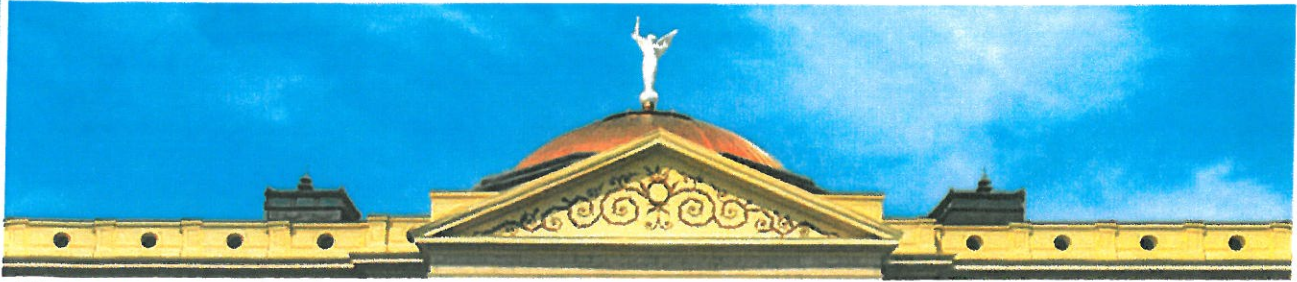
Notary Public _____

Notary Expiration Date _____



Arizona State Legislature

Bill Number Search:



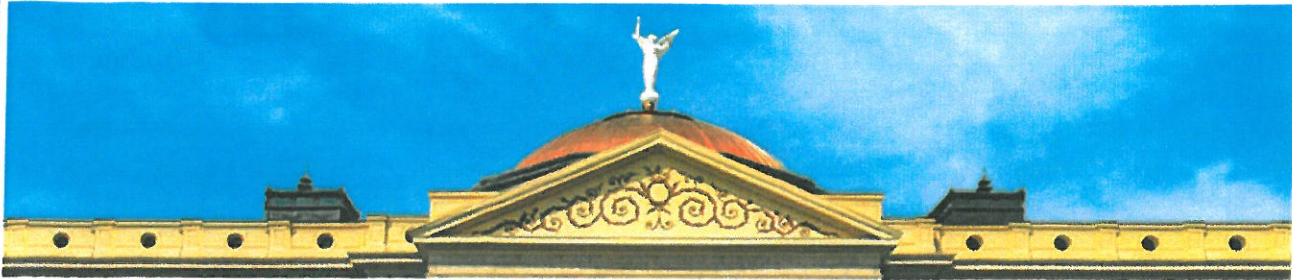
Fifty-first Legislature - First Regular Session

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A. In all cases the assessor shall consider the petition and shall rule on each petition filed under this article by August 15 of each year.

B. In considering a petition filed under this article the assessor shall consider the valuation fixed by the assessor on other similar property that is similarly situated.

Arizona State Legislature

Bill Number Search: 

Fifty-first Legislature - First Regular Session

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A. The decision shall be based on evidence presented by parties attending the hearing.

B. The county board shall consider the valuation or legal classification fixed by the assessor on similar property that is similarly situated.

C. The evidence permitted in an appeal relating to a petition based on the income approach to value is limited to the income and expense data filed with the petition, the testimony of the petitioner and any witnesses presented on the petitioner's behalf, and evidence presented by the assessor and the department.