

EASEMENT

Values for APN 114-26-198C

Prepared by: Terry Couchenour, Highway and Floodplain

Date Prepared: October 15, 2014

Assumptions:

- 1 Property valuation was prepared based on tax assessed value of \$1,600 per acre
- 2 Historic alignment of Ghost Town Trail qualifies for RS2477 rights
- 3 Road easement valued at 90% of fee interest
- 4 Acreages used are based on adjusted property lines. Conglomerate adjusted property acreage rounded to 5.44 acres. Tax assessed acreage is 5.40 acres.

Values:

Description	Acreage	Calculation	Value
1 Legal Description Parcel 1 aka Historic Alignment	0.98	0.98 acres x \$1,600 per acre x 90%	\$1,411.20
2 Legal Description Parcel 2 aka Existing Intersection area	0.08	0.08 acres x \$1,600 per acre x 90%	\$115.20
Total value of Historic and Existing Road area			\$1,526.40
3 Legal Description Parcel 3 aka Future Intersection area	0.84	0.84 acres x \$1,600 per acre x 90%	\$1,209.60
Total value of Rights of Way			\$2,736.00
5 Property West of Ghost Town Trail	2.94	2.94 acres x \$1,600 per acre	\$4,704.00
6 Property East of Ghost Town Trail	0.6	0.60 acres x \$1,600 per acre	\$960.00
7 Property within Rights of Way	1.9	1.9 acres x \$1,600 per acre x 10%	\$304.00
Total value of encumbered property			\$5,968.00
TOTAL			\$8,704.00

FEE-INTEREST

Values for APN 114-26-198C

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Date Prepared: October 15, 2014

Assumptions:

- 1 Property valuation was prepared based on tax assessed value of \$1,600 per acre
- 2 Historic alignment of Ghost Town Trail qualifies for RS2477 rights
- 3 Road valued at 100% of fee interest
- 4 Acreages used are based on adjusted property lines. Conglomerate adjusted property acreage rounded to 5.44 acres. Tax assessed acreage is 5.40 acres.
- 5 Remainder property qualifies as a buildable lot based on 1) Remainder property will not be split into east and west portions, and 2) Zoning Regulation Article 203 "Site Area, Minimum" definition, that states, "Property that is transferred in fee simple to the public or to the County, as necessary to perfect adequate right-of-way for those roadways depicted on the Cochise County Maintained Road System Map, may also be included in the calculation of the minimum site area."

Values:

Description	Acreage	Calculation	Value
1 Legal Description Parcel 1 aka Historic Alignment	0.98	0.98 acres x \$1,600 per acre	\$1,568.00
2 Legal Description Parcel 2 aka Existing Intersection area	0.08	0.08 acres x \$1,600 per acre	\$128.00
Total value of Historic and Existing Road area			\$1,696.00
3 Legal Description Parcel 3 aka Future Intersection area	0.84	0.84 acres x \$1,600 per acre	\$1,344.00
Total value of Rights of Way			\$3,040.00
5 Property West of Ghost Town Trail	2.94	2.94 acres x \$1,600 per acre	\$4,704.00
6 Property East of Ghost Town Trail	0.6	0.6 acres x \$1,600 per acre	\$960.00
Total value of remaining property			\$5,664.00
TOTAL			\$8,704.00