

COCHISE COUNTY ASSESSOR
VALUATION



Cochise County Board of Equalization Hearing

PARCEL

208-40-001E

208-40-001E

PARCEL NUMBER

**Compton Michael C &
Patricia G**

OWNER'S NAME

**1520 N Pomerene Rd
Benson, AZ**

SITUS ADDRESS

USE CODE: 0134	ASSESSMENT RATIO 10%
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VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
ORIGINAL VALUE 2018	\$23,754	\$177,828	\$201,582	\$191,103
AMENDED VALUE _____				
OWNER'S ESTIMATE			\$182,003	\$182,003
RECOMMENDED TO BOE	\$23,754		\$201,582	\$191,103

COMPARABLE DATA

SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	
PARCEL #	208-40-001E	208-30-002P	123-33-009W	208-26-013U	208-37-008C
Sale Price		\$280,000	\$169,000	\$287,000	\$200,000
Square Feet	2473	1999	1566	2424	2387
Age	1999	2001	2005	2005	2005
Adjusted Sale Price		\$264,059	\$178,937	\$278,721	\$208,528
Adjusted Sale Price Per Square Feet		\$132	\$114	\$115	\$87
FCV	\$201,582	\$148,102	\$120,416	\$176,664	\$163,737
FCV PER SQ. FT.	\$81	\$74	\$76	\$73	\$69
Quality	AVG +	AVG	AVG	AVG+	AVG

CONCLUSION

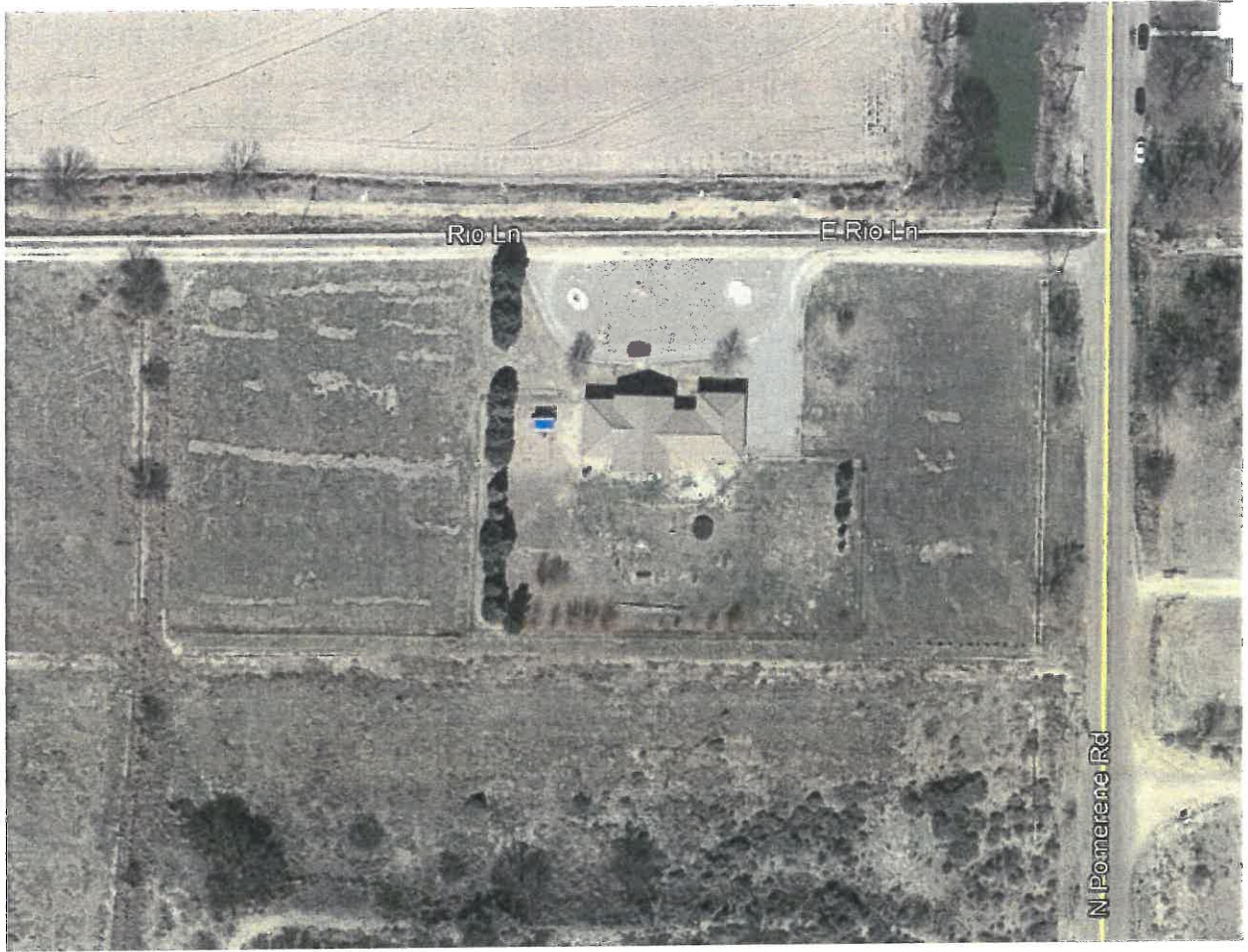
All comparables were adjusted to subject for differences in lot size age garage; fencing, pool, paving, and ancillary structures where applicable. Adjusted sale price per square foot ranged from \$87 to \$132 per square foot. Subject currently valued at \$81 per square foot. Comparable FCV was not adjusted but are equitable with subject if differences are taken into consideration. All comparables are located in rural areas outside Benson and are highly comparable to subject in age; views; distance to pavement and neighborhood characteristics and distance to Benson and Tucson.



Subject Parcel 208-40-001E



Subject Parcel 208-40-001E View from Pomerene Road.



Aerial view of Subject Parcel 208-40-001E



Subject Parcel 208-40-001E Farm property due North of subject.



Subject Parcel 208-40-001E View of home and farm adjacent to Northeast corner of subject.



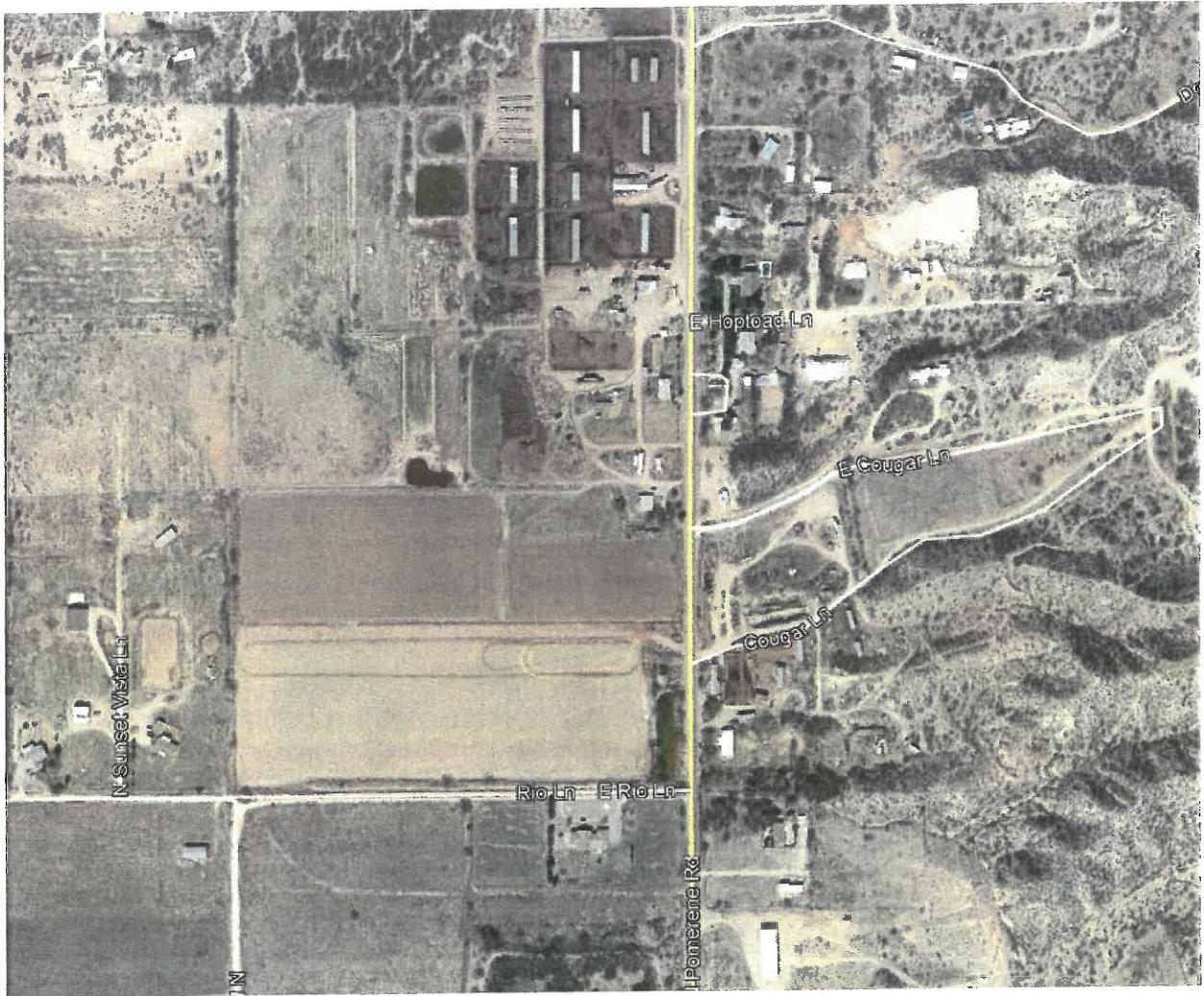
Subject Parcel 208-40-001E View from Southeast corner of subject looking Southwest.



Subject Parcel 208-40-001E View from Northeast corner of subject.



Subject Parcel 208-40-001E View of property due East of subject.



Subject Parcel 208-40-001E Aerial view showing location of small dairy approximately 0.25 miles north of the subject property. Prevailing winds are from the South and West. Dairy existed prior to subject property being constructed in 1999.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2018**

Account #: R000090299 Parcel #: 2084001E Report Date: 09/13/2017 Initials: TOFFUTT
 Acct Type: Residential # of Imps: 1 Tax District: 6470 Neighborhood: 0404.00 Residential PUC: 0144

Owner's Name and Address: COMPTON MICHAEL C & PATRICIA G
 1520 N POMERENE RD
 PO BOX 77
 BENSON, AZ 85602
 POMERENE AZ 856270077

Property Address: 1520 N POMERENE RD
 BENSON, AZ 85602
 Adjustments / Districts: Code A2 X Units 0.00

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
02/12/1998	\$35,000	JOINT TENANTS	19980004165			

Legal / Subdivision

POR OF NW4 SEC 34 BEG AT NE COR OF NW4 SEC 34 THN SLY 275' WLY 633.60' NLY 275' ELY 633.60' TO POB SEC 16 TN20 RG34 4.00AC 3-01 LV CHT 00-4

Land Valuation Summary

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
03L	4.000000	Acres	\$23,754	10.0%	\$2,375
Land Subtotal:			\$23,754		\$2,375

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
1	Ranch 1 Story	Average Plus	100%	2473	1999	03I	\$344,630	1.0000	\$177,828	\$177,828	10.00%	\$17,783
Improvement Subtotal:										\$177,828		\$17,783

Total Property Value

Total FCV	\$201,582	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$20,158
Total LPV	\$191,103	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$19,110

2

Cost Breakdown Sheet

Parcel #: 20840001E Account: R000090299 # of Buildings: 1 Report Date: 09/13/2017 Initials: TOFFUTT

Improvement #: 1

NBHD: Residential - 0404 - 00 Quality: Average Plus Condition: Average

Imp Gross SF: 2473 Imp Net SF: 0 Perimeter: 240 Percent Complete: 100%

Blfas Order #:	1	Blfas Desc:	Ranch 1 Story	Blfas SF:	2473
HVAC Type:	Heat Purn Exterior:	Masonry Stucco Block	No. of Stories:	1.00	
Year Bilt:	1999	Adj Year Bilt:	1999	Story Ht:	9
UnAdjBase \$/sf:	91.64	Cost Mult:	1.0200	Local Mult:	1.0000
Perim Mult:	1.0000	# Stories Mult:	1.0000	Story Ht Mult:	1.0400
MH Wall Mult:	1.00	*HVAC \$/sf:	2.91	*Floor \$/sf:	15.41
*Fndation \$/sf:	0.00	*Roof \$/sf:	4.30	*Energy \$/sf:	0.00
Sprinkler \$/sf:	0.00	Sprinkler sf:	0	Sprinkler RCN:	\$0
MH Skirt \$:	0.00	MH Skirt Int:	0	MH Skirt RCN:	0.00
* These \$/sf Adjustments include all Multipliers				Total Blfas RCN:	\$296,340

AddCode:	Detail Type:	Detail Description:	Units	\$/Unit:	RCN:	Ovrde:	Ovrd \$:
1301	Add On	OPEN PORCH/PATIO - POR	432	\$16.58	\$7,163		\$0
1301	Add On	OPEN PORCH/PATIO - POR	108	\$16.58	\$1,791		\$0
1384	Add On	UTILITY STORAGE BUILDING240		\$33.86	\$8,126		\$0
1459	Add On	CHAIN LINK FENCE - WCL	2800	\$2.60	\$7,280		\$0
1162	Add On	SEPTIC TANK - ISX	1	\$4,140.00	\$4,140		\$0
	Fixture	Total Fixtures	8	\$0.00	\$0		\$0
	Garage	Attached	661	\$29.94	\$19,790		\$0
	Rough In	Laundry Facility	1	\$0.00	\$0		\$0
Total Detail RCN = RCN + Override RCN:					\$48,290	+	\$0
Plumbing Adjust:					\$0		\$0
Rough-In Adjust:					\$0		\$0

Replacement Cost New (\$):	\$344,630
Percent Complete (x):	100.00%
RCN x Perc Complete (\$):	\$344,630
Amateur Adj Value (-):	\$0
Design Adj Value (+):	\$0
Exterior Adj Value (+):	\$0
Interior Adj Value (+):	\$0
Functional Obs Value (-):	\$0
Economic Obs Value (-):	\$0
Other Obs Value (-):	\$0
Physical Depr Value (-):	\$48,249
Landscaping Cost (+):	\$0
RCN Less Depr (=):	\$296,381
Condo Percent (x):	100.00%
RCNLD x Condo Perc (\$):	\$296,381

Adjustments to RCNLD

Factor	\$ Amount
RCN Less Depr (\$):	\$296,381
NBHD Adj (x):	\$0
Market Adjusted Cost (=):	\$296,381
Quality Adjustment (x):	0.60
Property Type Adj (=):	1.00
Adj Cost before Attrib (=):	\$177,829
Total Mult Attrib (x):	1.00
Total Additive Attrib (+):	\$0
Final Adjusted Cost (=):	\$177,829



**COCHISE COUNTY ASSESSOR IMPROVEMENT DETAIL REPORT
TAX YEAR 2018**

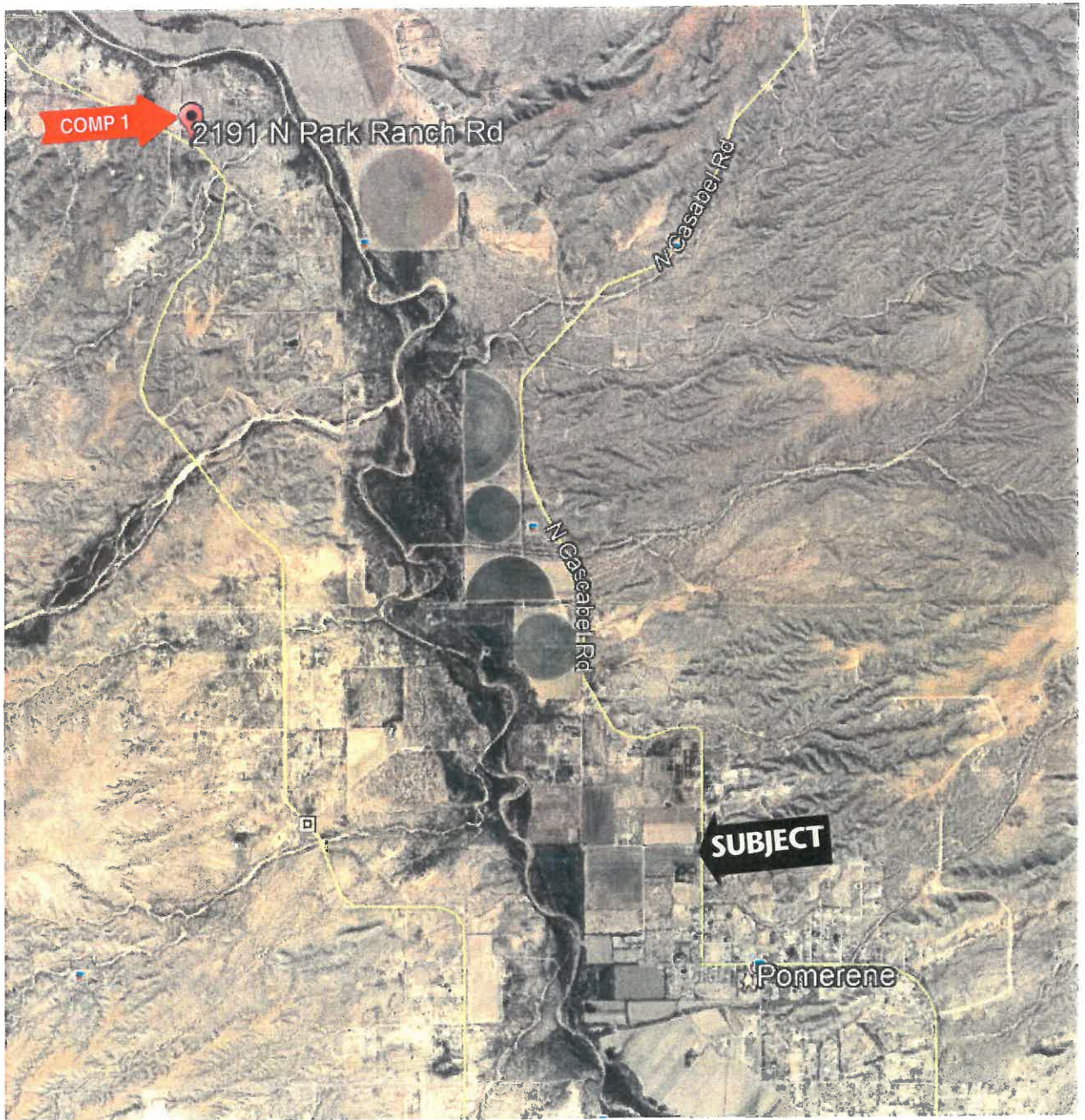
Account #: R000090299 Parcel #: 20840001E Report Date: 09/13/2017 Initials: TOFFUTT
Improvement 1.00

Property Type: Residential **Quality:** Average Plus
% Complete: 100% **Condition:** Average
Market/Sub: 0404 **Ext:** 00 **Market Adj:** 1.0000

Occupancy
 100% - Single Family Residential

Built As: Ranch 1 Story **Year Built:** 1999
SF: 2473 **Yr Remodeled:** 0
HVAC: Heat Pump **% Remodeled:** 0%
Interior Finish: Drywall **Adj Year Built:** 1999
Const Type: Masonry Stucco Block **Story Hgt:** 9
Stories: 1.00 **Obso E:** 0%
Obso F: 0% **Other Adj:** 0%
Appr Date: 05/16/05 **Appr Init:** 30024

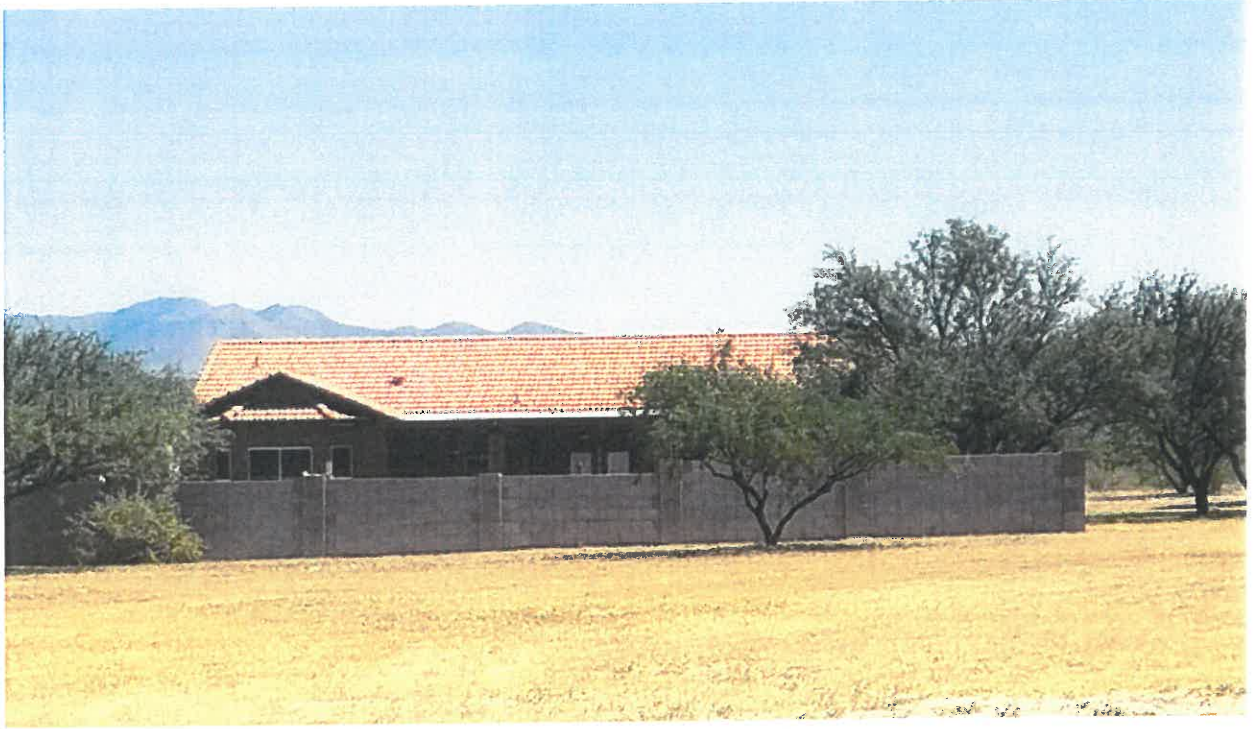
Details	Units	Unit Price	RCN
Fixture			
Total Fixtures	8.0000	\$0	\$0
Rough In			
Laundry Facility	1.0000	\$0	\$0
Garage			
Attached	661.0000	\$30	\$19,790
Add On			
OPEN PORCH/PATIO - POR	432.0000	\$17	\$7,163
OPEN PORCH/PATIO - POR	108.0000	\$17	\$1,791
UTILITY STORAGE BUILDING - STX	240.0000	\$34	\$8,126
CHAIN LINK FENCE - WCL	2800.0000	\$3	\$7,280
SEPTIC TANK - ISX	1.0000	\$4,140	\$4,140



Aerial Map showing location of subject and Comparable # 1 Parcel 208-30-002P



Aerial view of Comparable #1 Parcel 208-30-002P



Comparable #1 Parcel 208-30-002P

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 208-30-002P
 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:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010

3. (a) BUYER'S NAME AND ADDRESS:

John D. Vivian
PO Box 871
Benson, AZ 85602

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2191 N Park Ranch Rd
Benson, AZ 85602

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

John D. Vivian
PO Box 871
Benson, AZ 85602

(b) Next tax payment due 10/01/15

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:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

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

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 AZ County of Maricopa
 Subscribed and sworn to before me on this 31 day of April 2015
 Notary Public _____
 Notary Expiration Date 7/7/15

FOR RECORDER'S USE ONLY

2015-05869RP
 Page 1 of 3
 Cochise
 04-02-2015 01:03 PM
 2015-05869

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: _____

10. SALE PRICE: \$ 280,000.00

11. DATE OF SALE (Numeric Digits): 04 / 2015
 Month / Year

12. DOWN PAYMENT \$ 9240.00

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:

\$ 00 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):

BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
 State of AZ County of Cochise
 Subscribed and sworn to before me on this 31 day of MAR 2015
 Notary Public _____
 Notary Expiration Date 6-5-15

PAMELA J. ZOLE
 Notary Public - State of
 MARICOPA COU
 My Commission Expires
 July 7, 2015

MARK O. TETRAULT
 Notary Public, State of Arizona
 Cochise County
 My Commission Expires
 June 08, 2015

PAMELA J. ZOLEZZI
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 July 7, 2015

EXHIBIT "A"
(Continued)

An easement for ingress, egress and utilities as created in Instrument recorded in Document No. 0008-23097, records of Cochise County, Arizona, over the South 661.71 feet of the East 20.00 feet; the West 20.00 feet of the East 30.00 feet of the North 51.60 feet; and the West 20.00 feet of the East 40.00 feet of the South 128.59 feet of the North 180.20 feet of the following described property:

That portion of the Southwest quarter of Section 8, Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 8;
Thence North 89° 41' 53" East, a distance of 1679.03 feet, along the South boundary of said Section 8, to the POINT OF BEGINNING;

THENCE North 02° 09' 29" East, a distance of 661.71 feet;

THENCE South 89° 28' 43" West, a distance of 10.00 feet;

THENCE North 02° 09' 29" East, a distance of 51.61 feet;

THENCE South 89° 28' 43" West, a distance of 263.95 feet;

THENCE South 00° 31' 17" East, a distance of 621.47 feet;

THENCE South 64° 39' 46" East, a distance of 208.43 feet;

THENCE North 89° 41' 53" East, a distance of 53.05 feet to the POINT OF BEGINNING.

PARCEL IV:

An easement for ingress and egress as created in instrument recorded in Document No. 0008-23097, records of Cochise County, Arizona, over the South 40.00 feet of the following described property:

That portion of the Southwest quarter of Section 8, Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 8;

THENCE North 89° 41' 53" East, a distance of 1679.03 feet, along the South boundary of said Section 8, to the POINT OF BEGINNING;

THENCE North 02° 09' 29" East, a distance of 661.71 feet;

THENCE South 89° 28' 43" West, a distance of 10.00 feet;

THENCE North 02° 09' 29" East, a distance of 51.61 feet;

THENCE South 89° 28' 43" West, a distance of 263.95 feet;

THENCE South 00° 31' 17" East, a distance of 621.47 feet;

THENCE South 64° 39' 46" East, a distance of 208.43 feet;

THENCE North 89° 41' 53" East, a distance of 53.05 feet to the POINT OF BEGINNING.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2018**

Account #: R000090118 Parcel #: 20830002P Report Date: 09/14/2017 Initials: TOFFUTT
 Acct Type: Residential # of Imps: 1 Tax District: 0900 Neighborhood: 0403.00 Residential PUC: 0134

Owner's Name and Address Property Address **Adjustments / Districts** **Units**

VIVIAN JOHN D & MARY E 2191 N PK RANCH RD Code
 PO BOX 871 BENSON, AZ 85602 A2 X
 BENSON AZ 856020871

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/02/2015	\$280,000	SPECIAL WARRANTY DEED	2015-05869			FEDERAL HOME LOAN MORTGAGE CORPORATION

Legal / Subdivision

POR SW4 SEC 8 BY M&B COM AT SW COR SAID SEC 8 THN N89DEG 41MIN E 1679.03' TO POB THN N2DEG 09MIN E411.22' N89DEG 28MIN E460.08' S 0DEG 31MIN E412.60' S89DEG 41MIN W532.36' TO POB SEC 8-16-20 4.439AC W/ INT IN WSITE

Land Valuation Summary

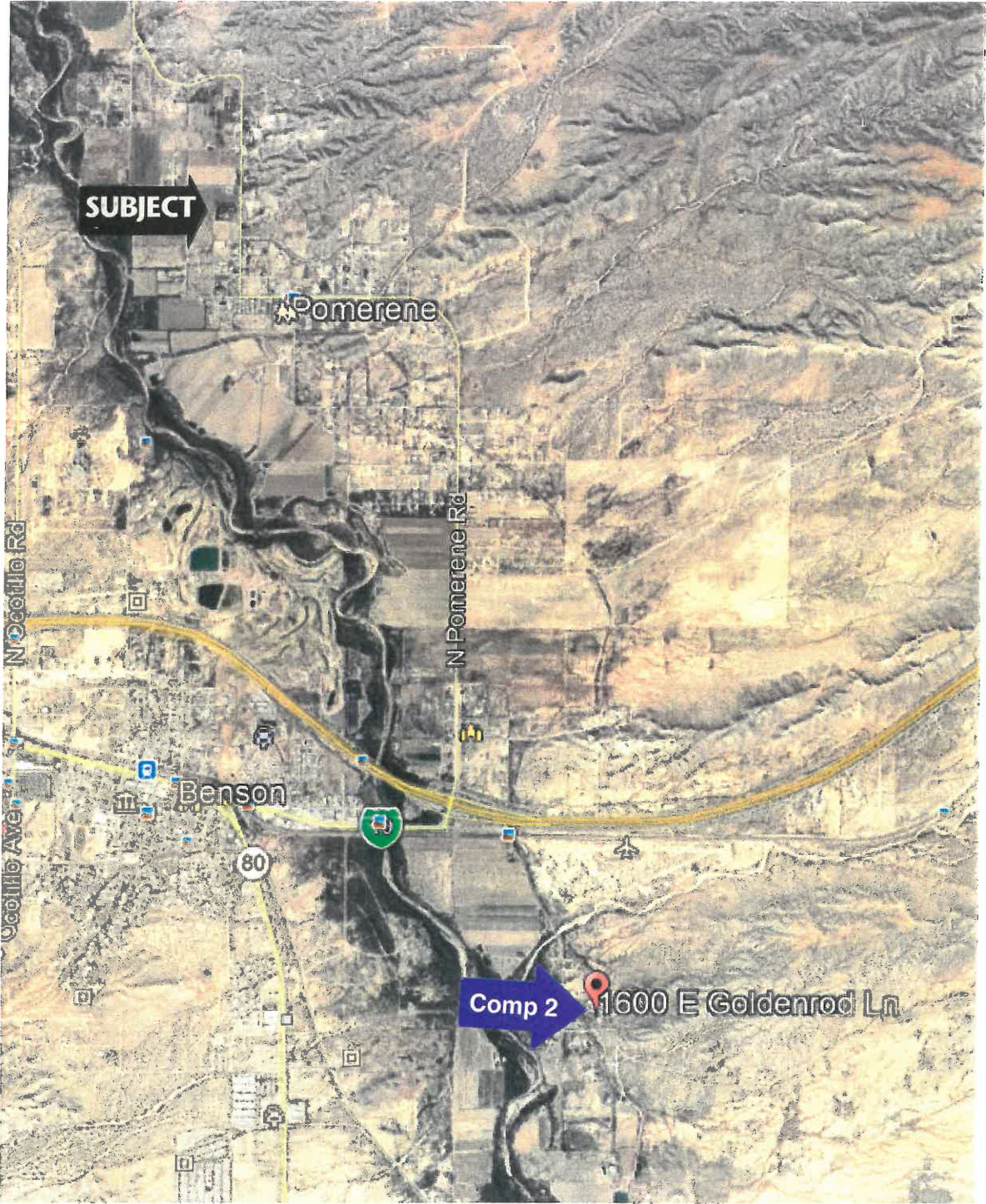
Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
03L	4.440000	Acres	\$16,100	10.0%	\$1,610
Land Subtotal:			\$16,100		\$1,610

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
1	Ranch 1 Story	Average	100%	1999	2001	03I	\$250,005	1.0000	\$132,002	\$132,002	10.00%	\$13,200
Improvement Subtotal:										\$132,002		\$13,200

Total Property Value

Total FCV	\$148,102	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$14,810
Total LPV	\$147,687	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$14,768



Aerial Map showing location of subject and Comparable # 2 Parcel 123-33-009W



Aerial view of Comparable #2 Parcel 123-33-009W



Comparable #2 Parcel 123-33-009W

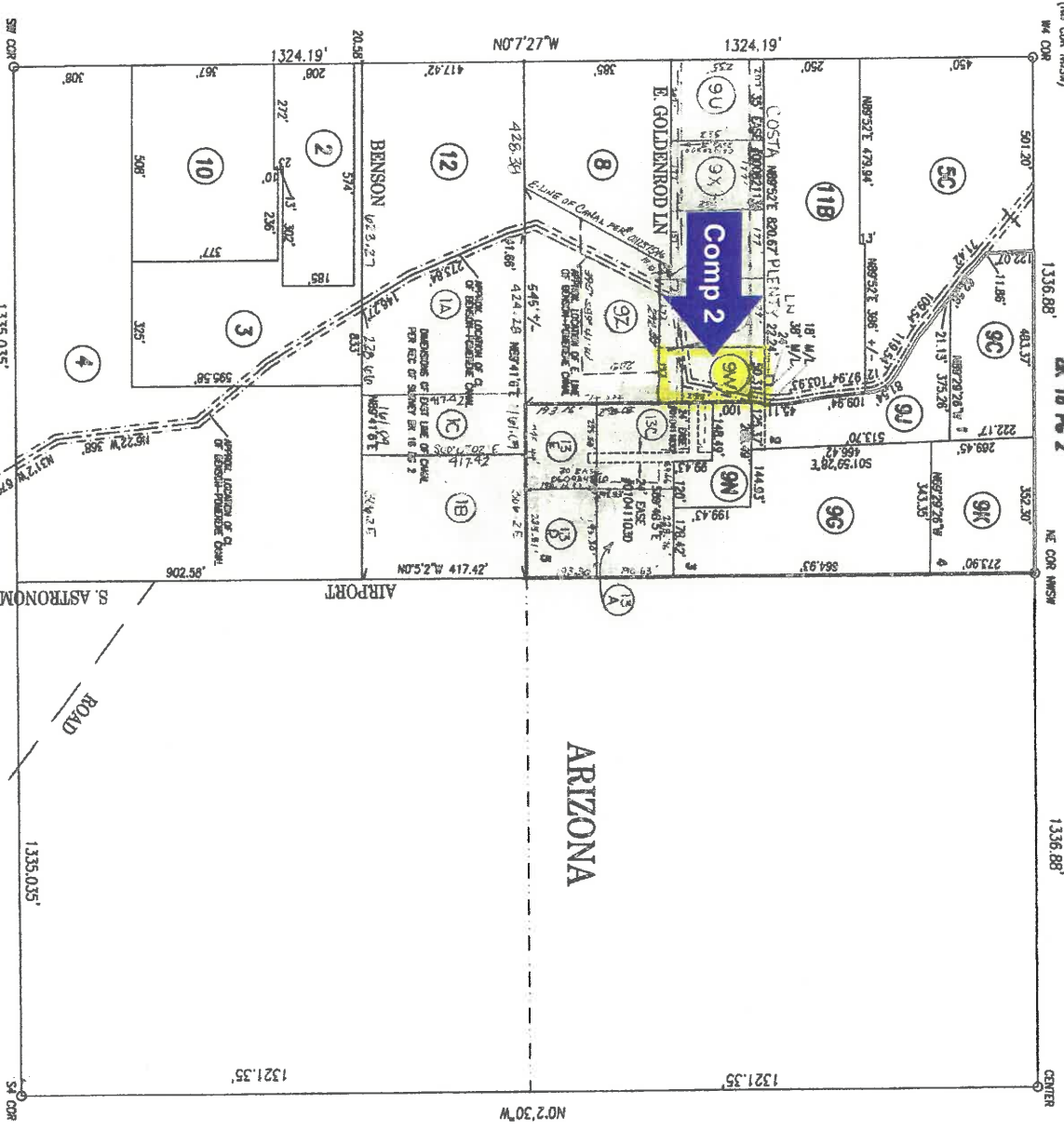
SW4 SEC 13 T17 R20

BOOK 123
MAP 33

SEE MAP 37

RECORD OF SURVEY
BK 18 PG 2

SEE MAP 31



SEE MAP 31



SEE MAP 19

COCHISE COUNTY RECORDER
THIS MAP WAS FILED AS A PUBLIC RECORD
AND DOES NOT CONSTITUTE A SURVEY

**THIS INFORMATION IS TAKEN
FROM OUR WORKING RECORDS
FOR ASSESSING PURPOSES ONLY
COCHISE COUNTY**

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 123-33-009W
 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:

Leonard A. Richmond
1600 E. Goldenrod Ln.
Benson, AZ 85602

3. (a) BUYER'S NAME AND ADDRESS:

Gary W. Riggs
1110 S. Hwy 80
Benson, AZ 85602

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1600 E. Goldenrod Ln.
Benson, AZ 85602

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Gary W. Riggs
1600 E. Goldenrod Ln
Benson, AZ 85602

(b) Next tax payment due October 2015

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:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

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

FOR RECORDER'S USE ONLY

2015-14955RP
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 Cochise
 08-14-2015 12:31 PM
 2015-14955

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:

10. SALE PRICE: \$ 169,000.00

11. DATE OF SALE (Numeric Digits): 07 / 2015
 Month / Year

12. DOWN PAYMENT \$ 169,000.00

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 f. Other financing; Specify:
 c. Assumption of existing loan(s)
 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:

\$ 00 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):

Gary W. Riggs
1110 S. Hwy 80
Benson, AZ 85602
 Phone: _____

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.

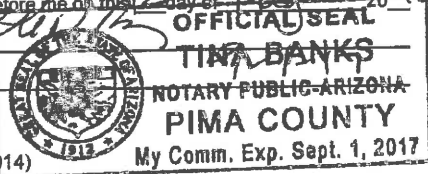
Signature of Seller / Agent _____

State of Arizona County of Pima

Subscribed and sworn to before me on this 12 day of Dec, 2015

Notary Public _____

Notary Expiration Date _____



Signature of Buyer / Agent _____

State of Arizona County of Pima

Subscribed and sworn to before me on this 12 day of Aug, 2015

Notary Public _____

Notary Expiration Date _____

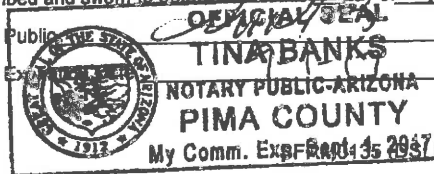


EXHIBIT "A"
(Continued)

EXCEPT any portion lying within Parcel I described above.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2018**

Account #: R000063582

Parcel #: 12333009W

Report Date: 09/14/2017

Initials: TOFFUTT

PUC: 0133

Acct Type: Residential

of Imps: 1

Tax District: 0900

Neighborhood: 0404.00 Residential

Owner's Name and Address

RIGGS GARY W & VIRGINA M
1600 E GOLDENROD LN
BENSON AZ 856027416

Property Address

1600 E GOLDENROD LN
BENSON, AZ 85602

Adjustments / Districts

Code
A2 X

Units

Sales Summary

Sale Date Sale Price Deed Type
08/14/2015 \$169,000 JOINT TENANTS

Reception #
2015-14955

Book Page

Grantor:
RICHMOND LEONARD A & EDITH M

Legal / Subdivision

A POR OF NWSW OF SEC. 13 COM AT SW COR OF NWSW THN N0DEG 7MIN W385 N89DEG 41MIN E358' S30DEG 5MIN W34.78' N89DEG 41MIN E220.50' TO POB THN N89DEG 41MIN E147' N0DEG 07MIN W265' S89DEG 41MIN W40.33' N00DEG 7MIN W22.24' S89DEG 41MIN W24' S0DEG 7MIN E22.24' S89DEG 41MIN W82.67' S0DEG 7MIN E265' TO POB SEC 13-17-20 .906AC 5-06 LV CHT 99-6 + HS

Land Valuation Summary

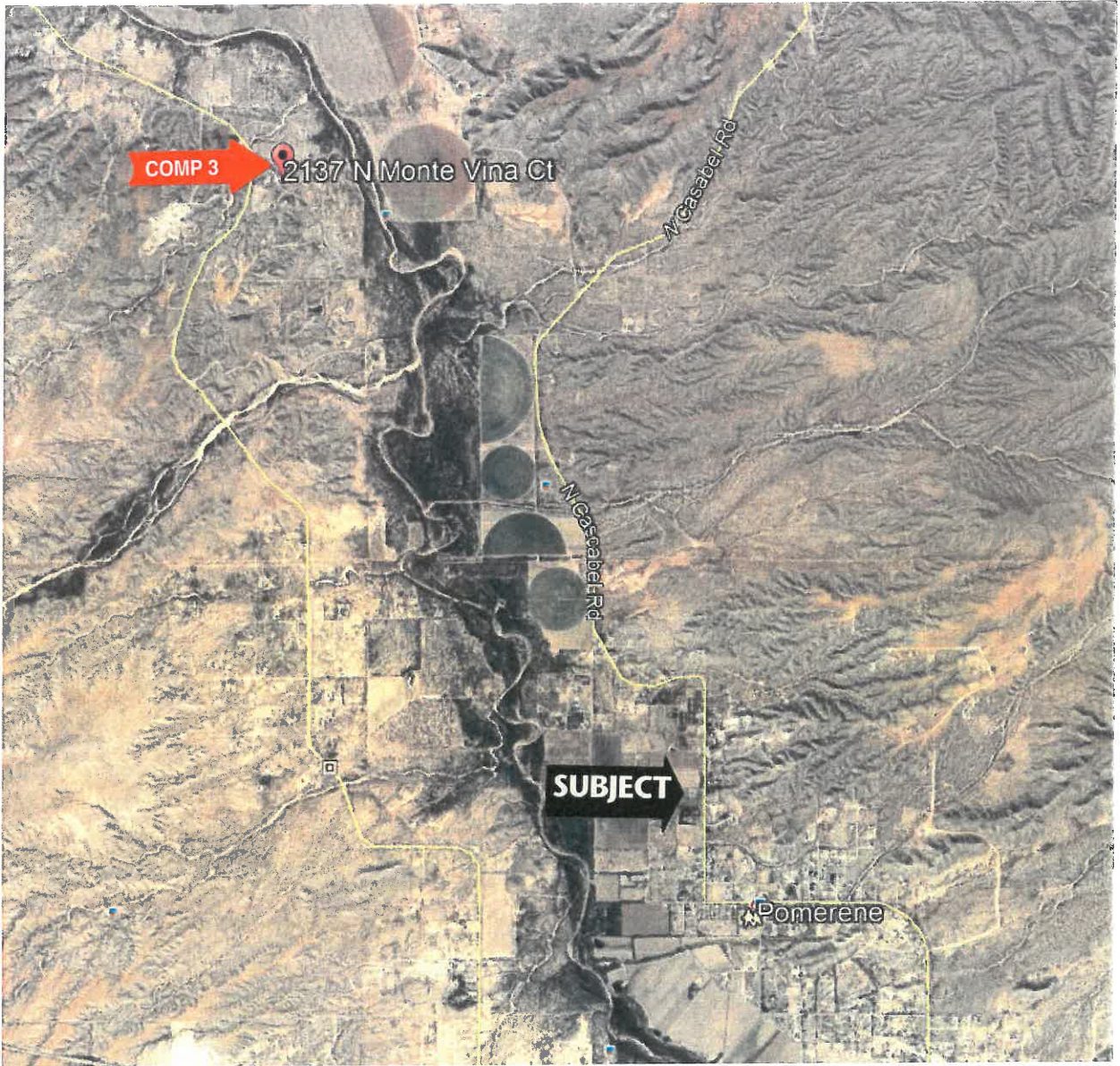
Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
03L	1.000000	Site	\$11,200	10.0%	\$1,120
Land Subtotal:			\$11,200		\$1,120

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
1	Ranch 1 Story	Average	100%	1566	2005	031	\$200,029	1.0000	\$109,216	\$109,216	10.00%	\$10,922
Improvement Subtotal:										\$109,216		\$10,922

Total Property Value

Total FCV	\$120,416	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$12,042
Total LPV	\$120,416	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$12,042



Aerial map showing location of subject and Comparable #3 Parcel 208-269-013U



Aerial View of Comparable #3 Parcel 208-26-013U



Comparable #3 Parcel 208-26-013U

COCTILLO RD

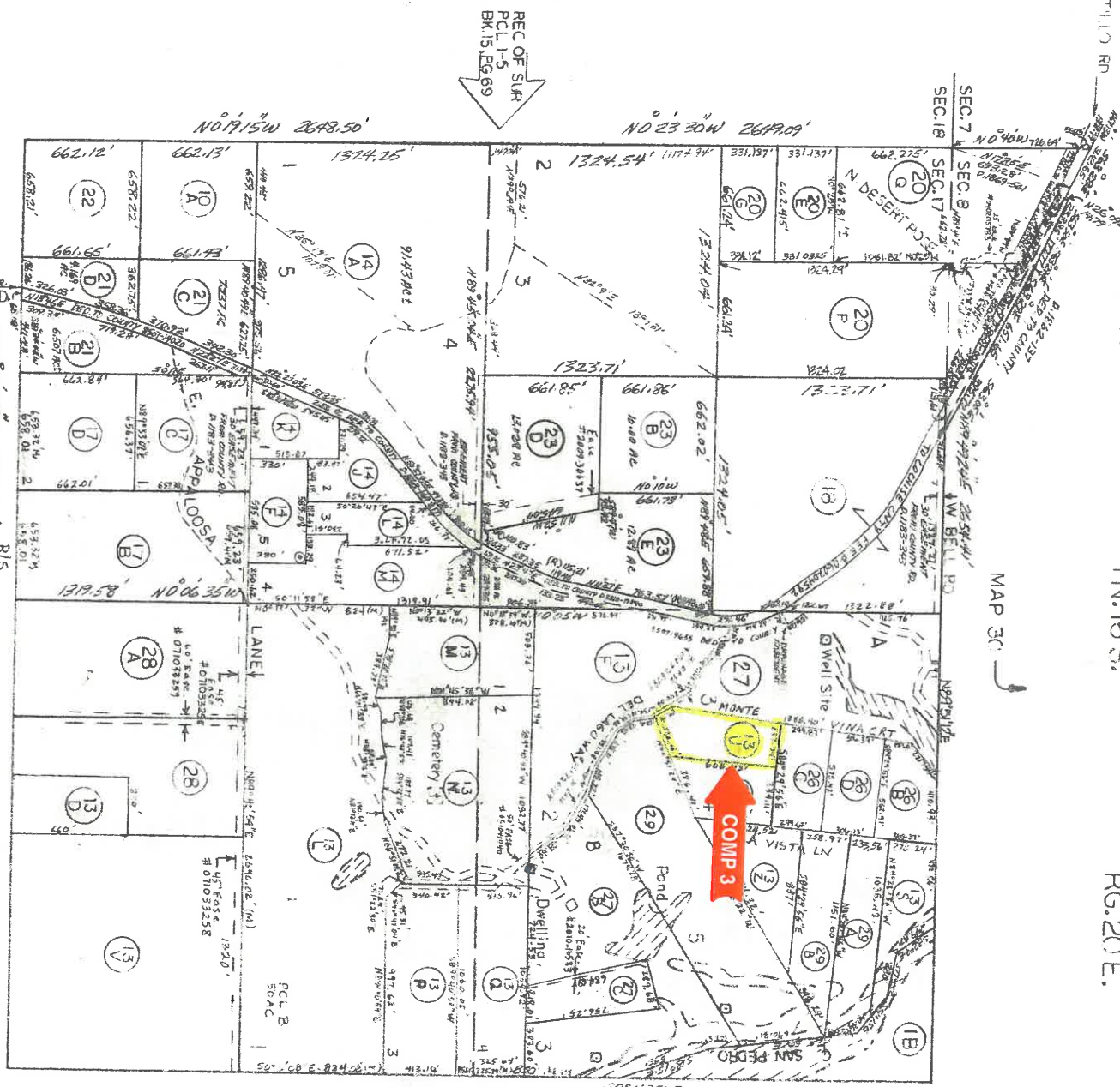
SEC. 17

TN. 16 S.

RG. 20 E.

BOOK 208
MAP 263/3

SD 0900



REC OF SUR
PCL 1-5
BK 15, PG 59

R/S
Lots A & B
BK 57, PG 24

REC OF SUR
PCL 1-5
BK 24, PG 55

REC OF SUR
PCL 1-5
BK 15, PG 35

REC OF SUR
PCL 1-5
BK 27, PG 77

N 89° 32' 53\"/>

NOTES

1. W2 SURVEY BK. 12, PG. 3, 3A
2. San Pedro River: U.S.G.S. 1973 "Galleta Flat East"
3. Ocotillo Road Centerline: SURVEY BK. 3, PG. 79, 79A

THIS MAP OR ANY PART THEREOF
AND DOES NOT CONSTITUTE A SURVEY

SCALE 1"=600'



00000000

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 208-26-013U-4
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? 1

Please list the additional parcels below (attach list if necessary):

- (1) 208-26-026A-8 (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

THE COLBERT TRUST, dated August 1, 2014
2137 N. MONTE VINA COURT
Benson, AZ 85602

3. (a) BUYER'S NAME AND ADDRESS:

EILEEN M. BRIEN
P.O. BOX 2224
BENSON, AZ 85602

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2137 N. MONTE VINA COURT
Benson, AZ 85602

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EILEEN M. BRIEN
P.O. BOX 2224
BENSON, AZ 85602

(b) Next tax payment due October 1, 2015

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:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "family member."

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

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.

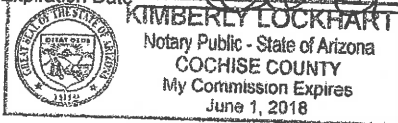
Virginia N. Colbert
Signature of Seller / Agent

State of Arizona, County of Cochise

Subscribed and sworn to before me on this 30th day of March, 2015

Notary Public Kimberly Lockhart

Notary Expiration Date 06-01-18



FOR RECORDER'S USE ONLY
2015-06323RP
Page 1 of 3
Cochise
04-09-2015 02:07 PM
2015-06323

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: _____

10. SALE PRICE: \$ 287,000.00

11. DATE OF SALE (Numeric Digits): 4 / 2015
Month / Year

12. DOWN PAYMENT \$ 57,400.00

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 f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- 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:

\$ 00 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.
363 W. 4th St., Benson, AZ 85602
Phone: (520) 586-3733

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Eileen M Brien
Signature of Buyer / Agent

State of Arizona, County of Cochise

Subscribed and sworn to before me on this 11th day of April, 2015

Notary Public Kimberly Lockhart

Notary Expiration Date 06-01-18

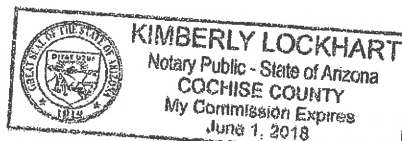


EXHIBIT "A"
(Continued)

thence South 36°45'43" East, a distance of 99.27 feet;
thence South 60°44'04" East, a distance of 251.58 feet;
thence South 73°39'58" East, a distance of 148.91 feet;
thence South 62°01'18" East, a distance of 171.44 feet;
thence South 53°45'13" East, a distance of 86.55 feet;
thence South 38°14'03" East, a distance of 229.80 feet to the POINT OF TERMINATION.

Sidelines to be shortened or extended to match property lines.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2018**

Account #: R000090041 Parcel #: 20826013U Report Date: 09/14/2017 Initials: TOFUUTT

Acct Type: Residential # of Imps: 1 Tax District: 0900 Neighborhood: 0403.00 Residential PUC: 0143

Owner's Name and Address: **BRIEN EILEEN M**
2137 N MONTE VINA CT
BENSON AZ 856028251

Property Address: 2137 N MONTE VINA CT

Adjustments / Districts
Code A2 X
Units 0.00

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/09/2015	\$287,000	WARRANTY DEED	2015-06323			COLBERT TRUST

Legal / Subdivision: A POR OF SW COR OF PARCEL 4 BEG AT THE NW COR PCL 4 S47DEG 19MIN W221.59' S07DEG 50MIN W760.06' TO POB THN S84DEG 29MIN E248.55' N05DEG 30MIN E606.43' N66DEG 51MIN E232.16' S32DEG 35MIN E114.22' S07DEG 50MIN W628.34' TO POB SEC 17-16-20 4.00AC

Land Valuation Summary

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
03L	4.000000	Acres	\$15,000	10.0%	\$1,500
Land Subtotal:			\$15,000		\$1,500

Improvement Valuation Summary

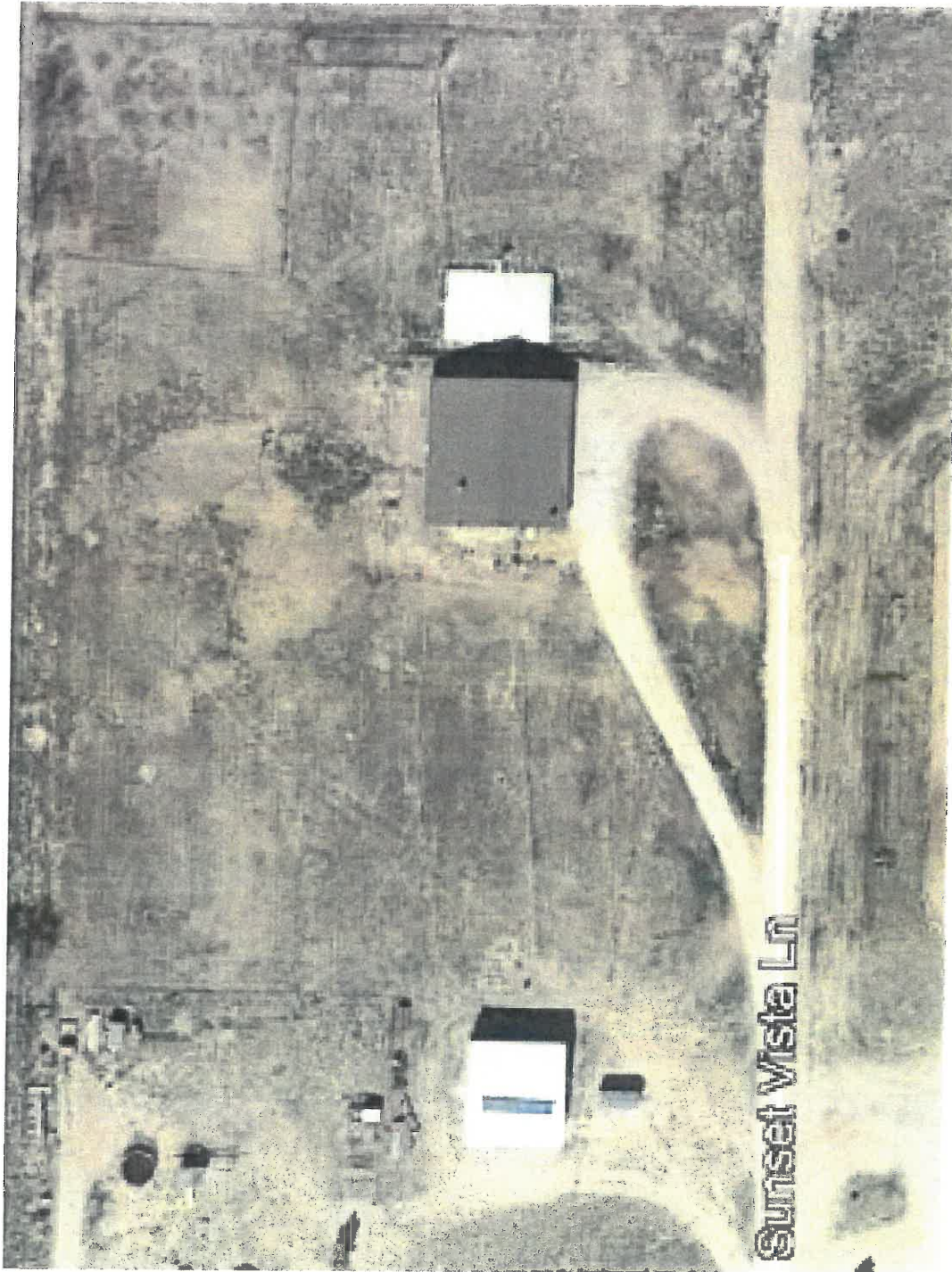
#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market Value	FCV	Asmt %	Assessed Val	
1	Ranch 1 Story	Average Plus	100%	2424	2005	03I	\$296,089	1.0000	\$161,664	\$161,664	10.00%	\$16,166
Improvement Subtotal:									\$161,664		\$16,166	

Total Property Value

Total FCV	\$176,664	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$17,666
Total LPV	\$176,664	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$17,666



Aerial map showing location of subject in relation to **Comparable #4 Parcel 208-37-008C**



Comparable #4 Parcel 208-37-008C



Comparable #4 Parcel 208-37-008C

EXHIBIT "A"
Legal Description

PARCEL I:

The South half of the West half of the East half of the Southwest quarter of the Southwest quarter of Section 27; and

The North 12.14 feet of the Northwest quarter of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 34, all in Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

EXCEPT any portion lying within the following described parcel;

BEGINNING at the Southwest corner of said East half of the Southwest quarter of the Southwest quarter of Section 27;

thence along the West line thereof, North 00°02'30" East, a distance of 259.25 feet;

thence leaving said line, South 88°47'31" East, a distance of 156.64 feet;

thence South 00°01'25" West, a distance of 259.25 feet to a point on the South line of said East half of the Southwest quarter of the Southwest quarter of Section 27;

thence continuing South 00°01'25" West, a distance of 12.14 feet;

thence North 88°47'31" West, a distance of 156.72 feet, more or less, to a point on the West line of said East half of the Northwest quarter of the Northwest quarter of Section 34;

thence Northerly along said line, a distance of 12.14 feet to the POINT OF BEGINNING.

PARCEL II:

A 20.00 feet wide access and utility easement, as created in Document 0301-03651, over, under and across the West 20.00 feet of the East half of the Northwest quarter of Section 34, Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

PARCEL III:

A 40.00 foot wide access and utility easement, as created in Document 0301-03651, over, under and across the North 40.00 feet of the East 40.00 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

PARCEL IV:

A 20.00 foot wide access and utility easement, as created in Document 0301-03651, over, under and across the North 20.00 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 16 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT any portion lying with Parcels I and III.

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2018**

Account #: R000090226 Parcel #: 20837008C Report Date: 09/13/2017 Initials: TOFFUTT

Acct Type: Residential # of Imps: 2 Tax District: 6470 Neighborhood: 0404.00 Out Building PUC: 0134

0404.00 Residential

Owner's Name and Address **Property Address**

HATCH DAVID & JACKIE 1540 N SUNSET VISTA LN
 1540 N SUNSET VISTA LN BENSON, AZ 85602
 POMERENE AZ 85627 Code A2 X Units 0.00

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
12/31/2015	\$200,000	JOINT TENANTS	2015-23295			FLETCHER JAYSON N & ANNETTE

Legal / Subdivision

S2W2E2SWSW & N12.14' OF NWNNENWNW SEC 34 EXC FLLWNG DESC PCL E2NW NW SEC 34 BY M&B BEG AT SW COR SAID E2SWSW SEC 27 THN N0DEG 02MIN E259.25' S88DEG 47MIN E156.61' S0DEG 01MIN W259.25' TO PT ON S LINE SAID E2SWSW SEC 27 THN CONT S0DEG 01MIN W12.14' N88DEG 47MIN W156.72' M/L TO PT ON W LINE SAID E2NWNW SEC 34 THN NLY ALNG SAID LINE 12.14' TO POB SEC 27 & 34 T16 R20 4.112AC

Land Valuation Summary

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
03L	4.110000	Acres	\$20,306	10.0%	\$2,031
Land Subtotal:			\$20,306		\$2,031

Improvement Valuation Summary

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
1	Ranch 1 Story	Average	100%	2387	2005	031	\$235,091	1.0000	\$128,361	\$128,361	10.00%	\$12,836
2	Shed - Equipment	Average	100%	1190	2006	031	\$28,869	1.0000	\$15,070	\$15,070	10.00%	\$1,507
Improvement Subtotal:									\$143,431			\$14,343

Total Property Value