

# COCHISE COUNTY ASSESSOR

## 2018 VALUATION



Cochise County Board of Equalization Hearing

PARCEL

124-76-038 multi. 39 pcl's

Cottonwood Bluffs

*TAO Retirement Plan*



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](mailto:assessor@co.cochise.az.us)

Philip S. Leiendecker  
Assessor

Felix Dagnino  
Chief Deputy Assessor

DATE: \_\_\_\_\_

**ASSESSOR RECOMMENDATION TO  
BOE**

Parcel #: 124-76-038 multi 39 Owner's Name: Tao Retirement Plan  
FBO Todd A Otis

Original 2018 FCV: \$936,000 Original Class: 02RL  
Year

LPV: \$936,000

Amended 2018 FCV: \$936,000 Amended Class: 02RL  
Year

LPV: \$936,000

Assessor's 2018 Recommended  
Year Class: 02RL

Recommendation: FCV: \$936,000

LPV: \$936,000

Basis:

Subject property is a total of 39 multiple single lots located in the Cottonwood Bluffs subdivision. Each lot is currently valued at \$24,000 with full amenities. There are a total of 100 lots in Cottonwood Bluffs, 49 lots are improved. Average lot size in Cottonwood Bluffs is 8,000 square feet. Owners purchased subject property on February 27, 2017 for \$218,662.26. Sales used for the 2018 valuation period are sales that occurred between January 1st, 2015 through December 31st, 2016. Sales that occurred after the valuation period are rejected per the Department of Revenue guidelines. Sales of multiple properties of more than five properties are also rejected per the Department of Revenues guide lines and are removed from the sales study. Owners purchase is a bulk sale, per the Department of Revenue "if even one unit in the complex is owned by someone other than the declarant, every unit must be treated as a separate parcel of real estate and separately valued, assessed and taxed." AZDOR Memo August 28, 1997 -



### Assessor's Recommendations To BOE - Multiple Parcels

PARCEL NUMBER	ORIGINAL			AMENDED			ASSESSOR'S RECOMMENDATION		
	FCV	LPV	LEGAL CLASS RATIO	FCV	LPV	LEGAL CLASS RATIO	FCV	LPV	LEGAL CLASS RATIO
124-76-038	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-040	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-057	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-063	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-064	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-071	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-073	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-074	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-075	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-076	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-077	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-078	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-079	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-080	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-081	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-082	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-083	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-084	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-085	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%
124-76-087	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%	\$24,000	\$24,000	02RL 15%

**Assessor's Recommendations To BOE - Multiple Parcels**

PARCEL NUMBER	ORIGINAL				AMENDED				ASSESSOR'S RECOMMENDATION							
	FCV	LPV	LEGAL CLASS	RATIO	FCV	LPV	LEGAL CLASS	RATIO	FCV	LPV	LEGAL CLASS	RATIO	FCV	LPV	LEGAL CLASS	RATIO
124-76-088	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-092	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-093	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-103	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-104	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-105	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-110	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-112	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-113	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-114	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-115	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-116	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-117	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-118	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-119	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-121	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-122	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-123	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%
124-76-124	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%	\$24,000	\$24,000	02RL	15%

# PROPERTY VALUE ANALYSIS

**124-76-038 multi 39#**

PARCEL NUMBER

**Tao Retierment**

**Plan FBO Todd A Otis**

OWNER'S NAME

**CottonWood Bluffs**

SITUS ADDRESS

USE CODE: <b>0013</b>	ASSESSMENT RATIO <b>15%</b>
-----------------------	-----------------------------

VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2017	<b>\$24,000</b>	<b>\$0</b>	<b>\$24,000</b>	<b>\$24,000</b>
CURRENT YEAR 2018	<b>\$24,000</b>	<b>\$0</b>	<b>\$24,000</b>	<b>\$24,000</b>
OWNER'S ESTIMATE	<b>\$5,606</b>	<b>\$0</b>	<b>\$5,606</b>	<b>\$5,606</b>
ASSESSOR'S DECISION	<b>\$24,000</b>	<b>\$0</b>	<b>\$24,000</b>	<b>\$24,000</b>
RECOMMENDED TO BOE	<b>\$24,000</b>	<b>\$0</b>	<b>\$24,000</b>	<b>\$24,000</b>

### COMPARABLE DATA

Subject	COMP 1	COMP 2	COMP 3	COMP 4
PROPERTY USE	Vacant	Vacant	Vacant	Vacant
PARCEL #	<b>124-76-038</b>	<b>123-47-771</b>	<b>123-47-801</b>	<b>123-47-813</b>
Acres / Square Foot	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Date of Sale	<b>7/27/2017</b>	<b>11/13/2015</b>	<b>7/15/2015</b>	<b>12/4/2015</b>
Sale Price	<b>\$218,662</b>	<b>\$25,500</b>	<b>\$24,000</b>	<b>\$20,000</b>
Land FCV	<b>\$24,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>
Improved FCV	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
FCV	<b>\$24,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>
Zoning	<b>B-2</b>	<b>B-2</b>	<b>B-2</b>	<b>B-2</b>
Sales Ratio		<b>0.78</b>	<b>0.83</b>	<b>1.00</b>

### CONCLUSION

**Current Full cash Value for Cottonwood Bluffs is \$24,000. Sales within the area range from \$19,000 to \$25,500. Sales used for this sales study are sales within the Cochise Terrace sub-division. The average size lot in the Cottonwood Bluffs is 8,000 square feet. Average lot size in Cochise Terrace is 4,000 square feet. Owners purchase price is a bulk sale of a total of 39 lots. Sales used to support the assessors valuation are single sale lots. Owners purchase date occurred after the valuation period. Sales used for the 2018 valuation period are sales that occurred between January 1st 2015 through December 31st 2016. All Properties are zoned B-2 for General Business.**



Comp 1  
Parcel # 123-47-771  
Sales Date: 11/13/2015  
Sales Price: \$25,500

Comp 2  
Parcel # 123-47-801  
Sales Date: 07/15/2015  
Sales Price: \$24,000

Comp 3  
Parcel # 123-47-813  
Sales Date: 12/04/2015  
Sales Price: \$20,000

Comp 4  
Parcel #: 123-47-813  
Sales Date: 01/15/2015  
Sales Price: \$19,000

Subject  
Parcel #: 124-76-038  
Sales Date: 07/27/2017  
Sales Price: \$218,662



SEC 19 E1/2 TN 17 RG 20

BOOK 124  
MAP 76 3/3  
AREA CODE 2180

Township Map 124-12  
Key Map Page 1

Page 2

Whetstone Corporate Center  
See Page 2

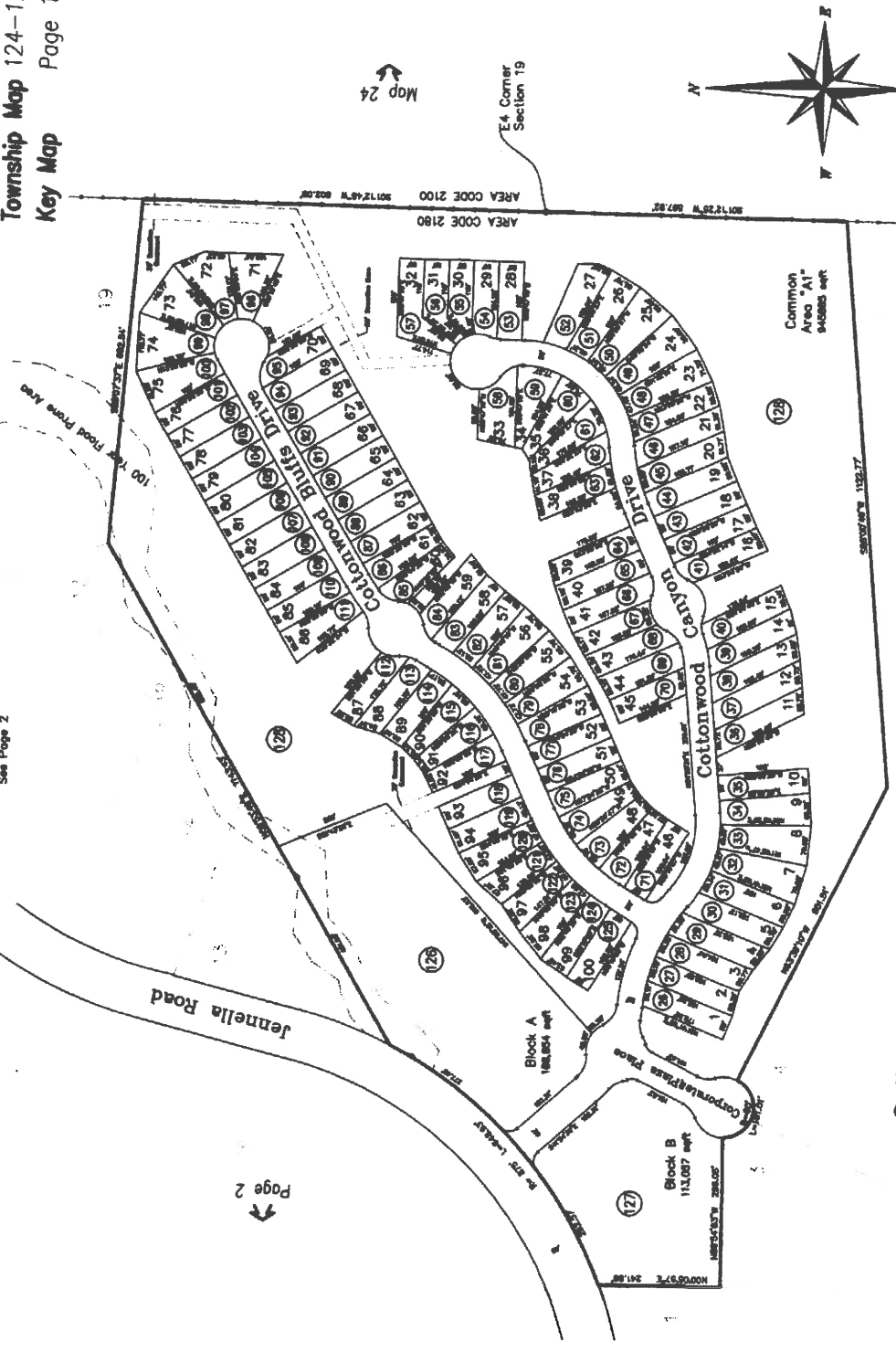
Page 2

Page 2

Page 2

Page 2

Page 2



SCALE 1" = 200'

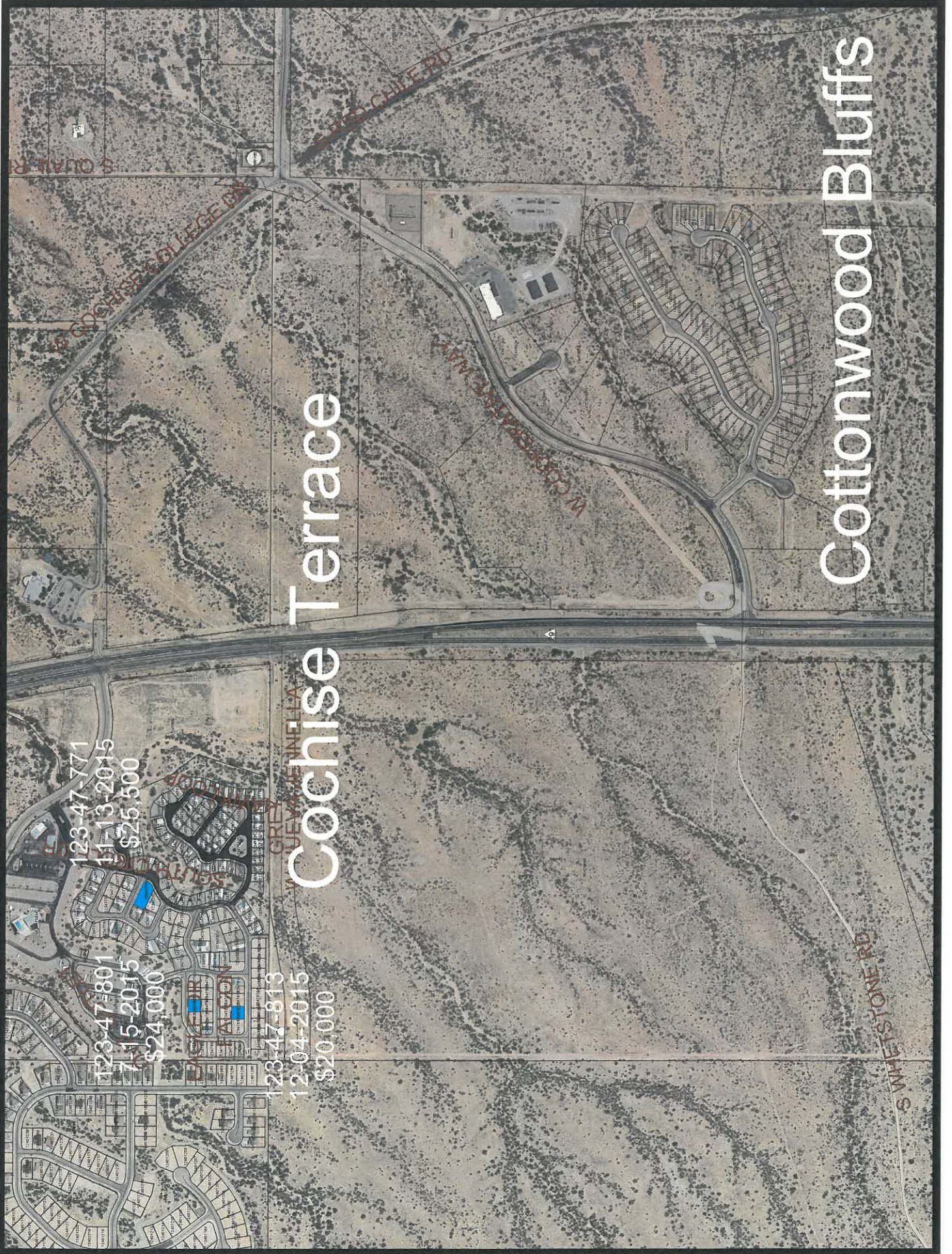
THIS INFORMATION IS TAKEN FROM OUR WORKING RECORDS FOR ASSESSING PURPOSES ONLY  
**COCHISE COUNTY**

Creation Date: 12/27/04  
Revision Date:

COCHISE COUNTY ASSESSORS  
THIS MAP CREATED AS A WORKING RECORD  
AND DOES NOT CONSTITUTE A SURVEY

**Cottonwood Bluffs**  
Lots 1-100, Blk A & B Common Area "A"  
A Resubdivision of Lots 2, 5-12  
Whetstone Corporate Center  
as recorded at  
Book 15 of Maps and Plats, Page 24, A-E  
Roads Dedicated per Plat

Page 1



123-47-771

11-13-2015

\$25,500

123-47-801

7-15-2015

\$24,000

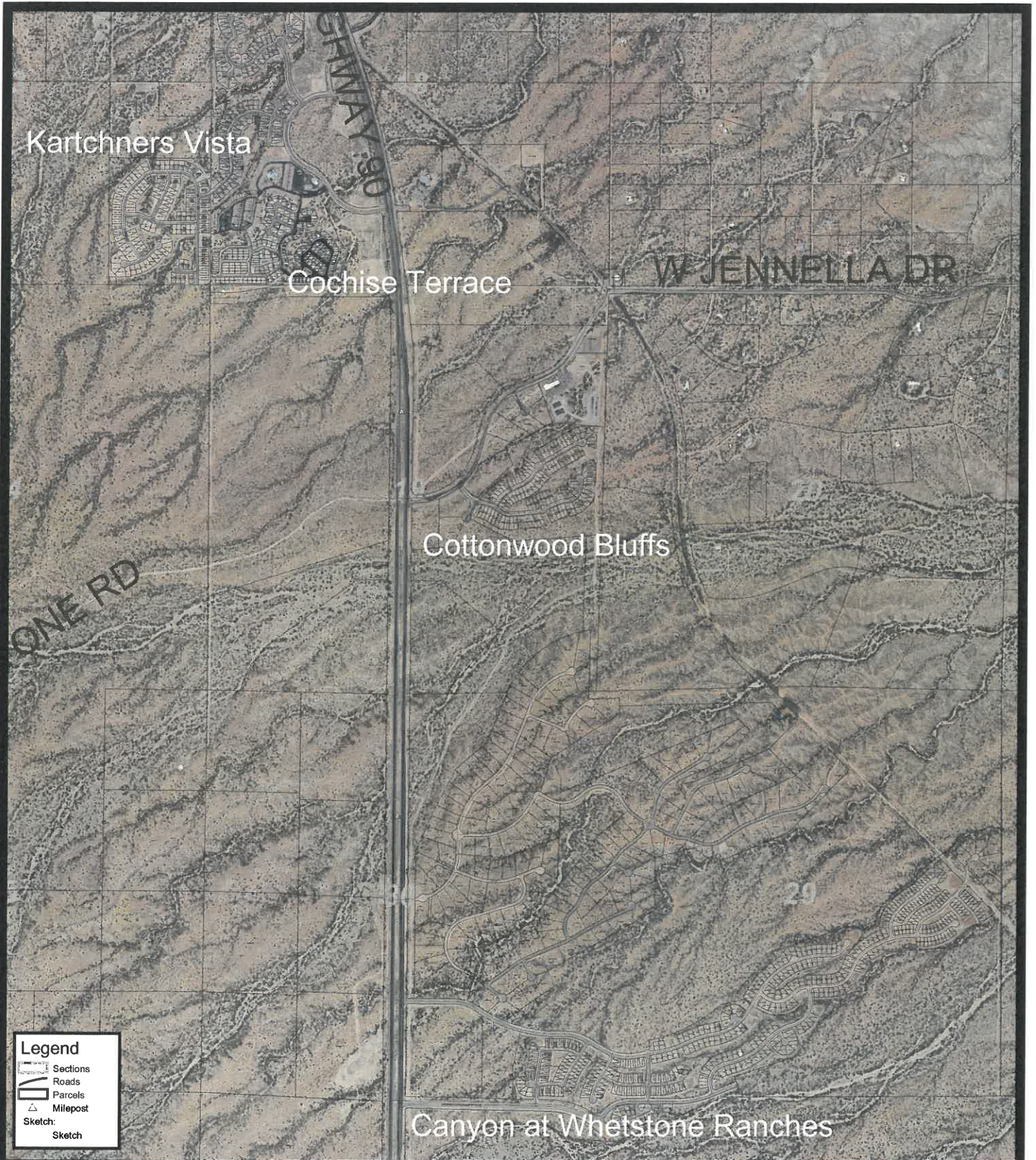
123-47-813

12-04-2015

\$20,000

# Cochise Terrace

# Cottonwood Bluffs



**Legend**

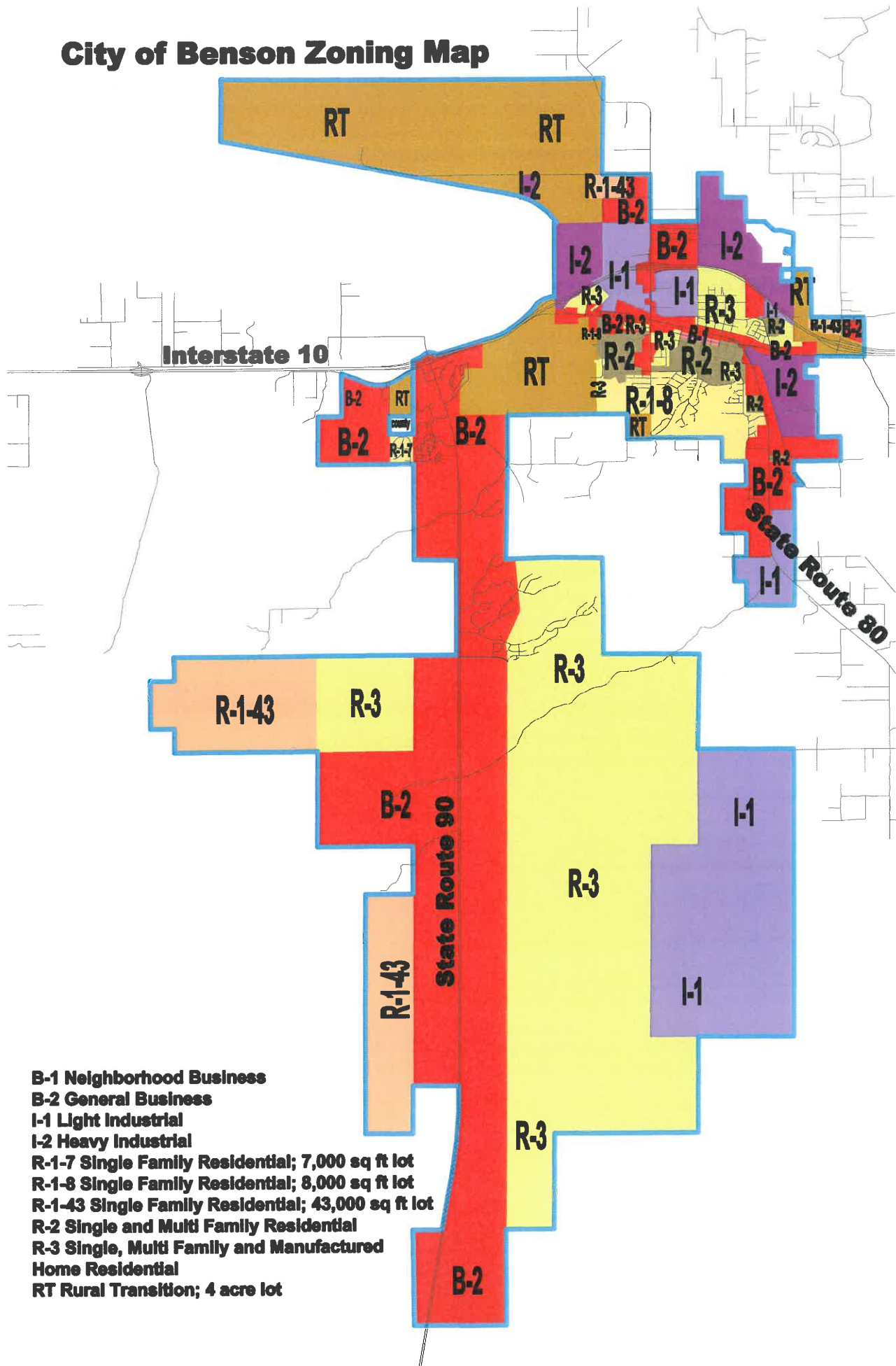
- Sections
- Roads
- Parcels
- Milepost
- Sketch:**
- Sketch



This map is a product of the Cochise County GIS Information Technology Dept.

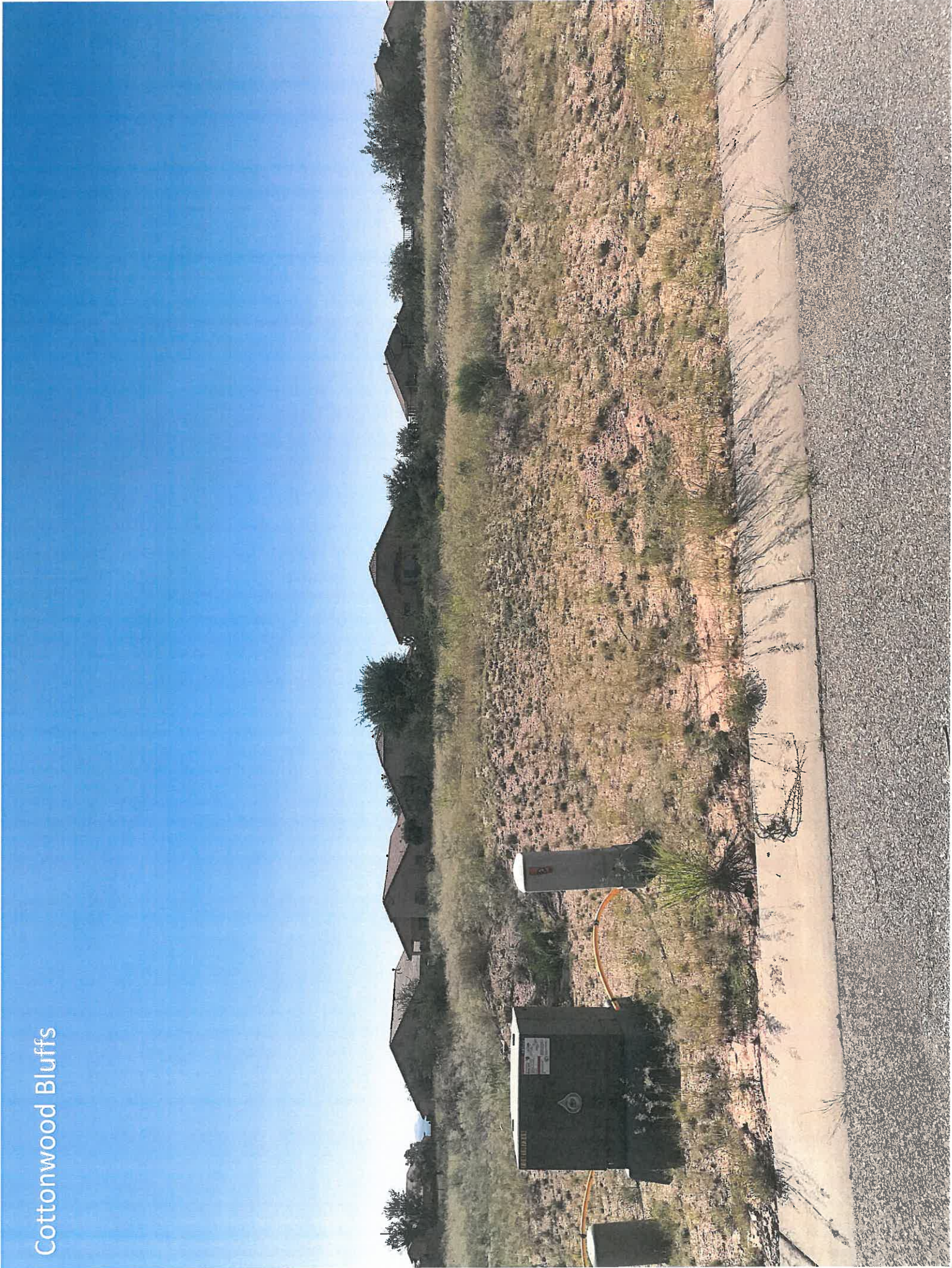


# City of Benson Zoning Map

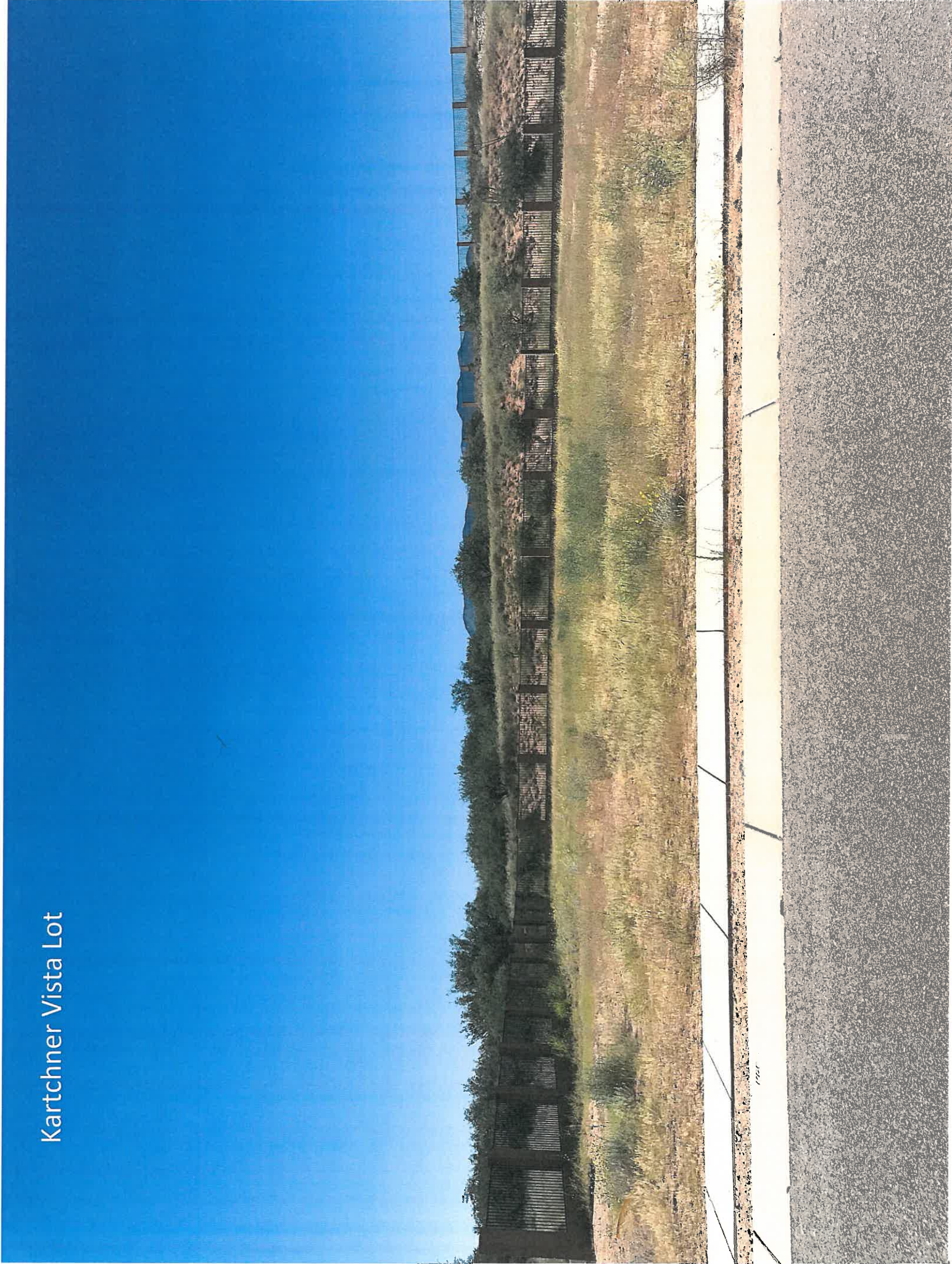


- B-1 Neighborhood Business**
- B-2 General Business**
- I-1 Light Industrial**
- I-2 Heavy Industrial**
- R-1-7 Single Family Residential; 7,000 sq ft lot**
- R-1-8 Single Family Residential; 8,000 sq ft lot**
- R-1-43 Single Family Residential; 43,000 sq ft lot**
- R-2 Single and Multi Family Residential**
- R-3 Single, Multi Family and Manufactured Home Residential**
- RT Rural Transition; 4 acre lot**

# Cottonwood Bluffs



Kartchner Vista Lot



**AFFIDAVIT OF PROPERTY VALUE**

**1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: SEE ATTACHED LIST  
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:**

Cottonwood Bluffs, LLC  
7101 N. Corrida de Venado  
Tucson, AZ 85718

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

T.A.O. Retirement Plan fbo Todd A. Otis, dated January 1, 2010  
66623 E. Alamosa  
Tucson, AZ 85734

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

**4. ADDRESS OF PROPERTY:**

Lots in Cottonwood Bluffs  
Benson, AZ 85602

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

T.A.O. Retirement Plan fbo Todd A. Otis, dated January 1, 2010  
66623 E. Alamosa  
Tucson, AZ 85734

(b) Next tax payment due October 1, 2017

**6 PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

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

**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.

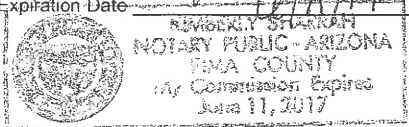
Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of Cochise

Subscribed and sworn to before me on this 24 day of February, 2017

Notary Public \_\_\_\_\_

Notary Expiration Date 10/11/17



**FOR RECORDER'S USE ONLY**

2017-03776RP  
Page 1 of 3  
Cochise  
02-27-2017 04:56 PM  
2017-03776

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

**10. SALE PRICE:** \$ 218,662.26

**11. DATE OF SALE (Numeric Digits):** 02 / 2017  
Month / Year

**12. DOWN PAYMENT** \$ 218,662.26

**13. METHOD OF FINANCING:**

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

**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.**

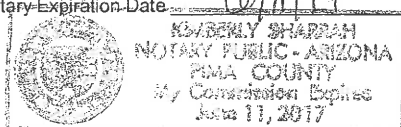
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Pima

Subscribed and sworn to before me on this 24 day of February, 2017

Notary Public \_\_\_\_\_

Notary Expiration Date 10/11/17



APN LIST:

124-76-038-8  
124-76-040-3  
124-76-057-3  
124-76-063-0  
124-76-064.3  
124-76-071-3  
124-76-073-9  
124-76-074-2  
124-76-075-5  
124-76-076-8  
124-76-077-1  
124-76-078-4  
124-76-079-7  
124-76-080-9  
124-76-081-2  
124-76-082-5  
124-76-083-8  
124-76-084-1  
124-76-085-4  
124-76-087-0  
124-76-088-3  
124-76-092-4  
124-76-093-7  
124-76-103-3  
124-76-104-6  
124-76-105-9  
124-76-110-3  
124-76-112-9  
124-76-113-2  
124-76-114-5  
124-76-115-8  
124-76-116-1  
124-76-117-4  
124-76-118-7  
124-76-119-02  
124-76-121-5  
124-76-122-8  
124-76-123-1  
124-76-124-4

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 123 47 771  
 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:**

Benson Eagle's Nest LLC, an Arizona Limited Liability company  
5171 E Hill Place  
Tucson, AZ 85712

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

Dennis Skorpil  
1030 S Barrel Cactus Rdg #79  
Benson, AZ 85602

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

**4. ADDRESS OF PROPERTY:**

1030 S Barrel Cactus Rdge # 80  
Benson, AZ 85602

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

Dennis Skorpil  
1030 S Barrel Cactus Rdg #79  
Benson, AZ 85602

(b) Next tax payment due \_\_\_\_\_

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

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

**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**

2015-20582RP  
 Page 1 of 2  
 Cochise  
 11-13-2015 03:17 PM  
 2015-20582

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

**10. SALE PRICE:** \$ 25,500.00

**11. DATE OF SALE (Numeric Digits):** 10 / 2015  
 Month / Year

**12. DOWN PAYMENT** \$ 25500.00

**13. METHOD OF FINANCING:**

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

**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):**

Dennis Skorpil  
1030 S Barrel Cactus Rdg #79  
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.

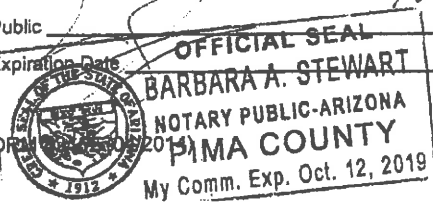
Signature of Seller / Agent \_\_\_\_\_

State of \_\_\_\_\_ County of Maricopa

Subscribed and sworn to before me on this 11 day of Nov 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



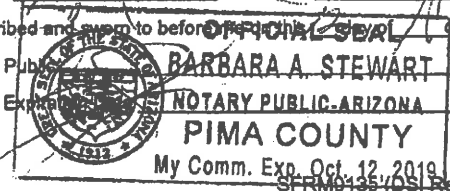
Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_ County of Maricopa

Subscribed and sworn to before me on this 11 day of Nov 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



DOR FORM 2015-01-01

My Comm. Exp. Oct. 12, 2019  
 SFRM0435 (DSL Rev. 05/17/2014)

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 123 47 801  
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:**

Benson Eagle's Nest LLC.. an Arizona Limited Liability Company

5171 E Hill Place  
Tucson, AZ 85712

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

Alexander T. Bevil Jr.  
PO BOX 1078  
Ash Fork, AZ 86320

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

**4. ADDRESS OF PROPERTY:**

1030 S Barrel Cactus Ridge  
Benson, AZ 85602

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

Alexander T. Bevil Jr.  
PO BOX 1078  
Ash Fork, AZ 86320

(b) Next tax payment due \_\_\_\_\_

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

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

**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**

2015-12712RP  
Page 3 of 4  
Cochise  
07-15-2015 02:22 PM  
2015-12712

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

10. **SALE PRICE:** \$ 24,000.00

11. **DATE OF SALE (Numeric Digits):** 06 / 2015  
Month / Year

12. **DOWN PAYMENT** \$ 10000.00

**13. METHOD OF FINANCING:**

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

**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):**

Alexander T. Bevil Jr.  
PO BOX 1078  
Ash Fork, AZ 86320  
Phone: (928) 856-0756

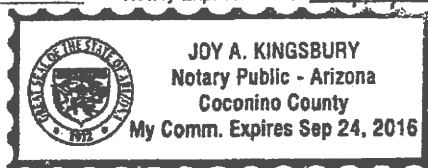
**18. LEGAL DESCRIPTION (attach copy if necessary):**

**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 \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

Alexander T. Bevil Jr.  
Signature of Buyer / Agent  
State of Arizona, County of Yavapai  
Subscribed and sworn to before me on this 13 day of July, 2015  
Notary Public Joy H. Kingsbury  
Notary Expiration Date 9/24/2016



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 123-47-813-0  
 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:

Gustave L. Ulrich Revocable Living Trust, dated February 6, 2015  
12200 S. Caballo Terrace  
Mayer, AZ 86333

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

Edward David Callender and Dorothy Eileen Daniels and Arthur L. Bale and Patricia R. Bale  
1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602

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

4. ADDRESS OF PROPERTY:

1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602

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

Edward David Callender and Dorothy Eileen Daniels and Arthur L. Bale and Patricia R. Bale  
1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602

(b) Next tax payment due October 1, 2016

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

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

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.

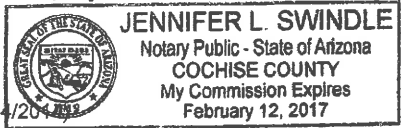
See reverse side for definitions of a "primary residence, secondary residence" and "family member."

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.

[Signature]  
 Signature of Seller / Agent

State of Arizona, County of Cochise  
 Subscribed and sworn to before me on this 7 day of December, 2015  
 Notary Public [Signature]  
 Notary Expiration Date 2-12-2017



**FOR RECORDER'S USE ONLY**

2015-21778RP  
 Page 1 of 2  
 Cochise  
 12-04-2015 03:38 PM  
 2015-21778

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 20,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2015  
 Month / Year

12. DOWN PAYMENT \$ 20,000.00

13. METHOD OF FINANCING:

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

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):

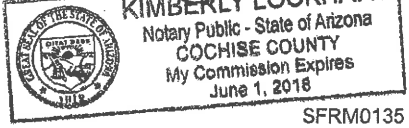
Pioneer Title Agency, Inc.  
363 W. 4th St., Benson, AZ 85602  
 Phone: (520) 586-3733

18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]  
 Signature of Buyer / Agent

State of Arizona, County of Cochise  
 Subscribed and sworn to before me on this 7 day of December, 2015  
 Notary Public [Signature]  
 Notary Expiration Date 2-12-2017



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 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) 123-47-813 (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Benson Eagle's Nest LLC  
5171 E. Hill Drive  
Tucson, AZ 85712

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

Gus Ulreich  
1030 S Barrell Cactus Ridge #65  
Benson, AZ 85602

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

**4. ADDRESS OF PROPERTY:**

1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602

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

Gus Ulreich  
1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602

(b) Next tax payment due \_\_\_\_\_

**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.

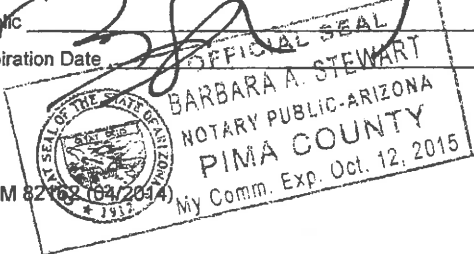
Signature of Seller / Agent \_\_\_\_\_

State of Az, County of Pima

Subscribed and sworn to before me on this 14 day of Jan 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



DOR FORM 82762 (03/2014)

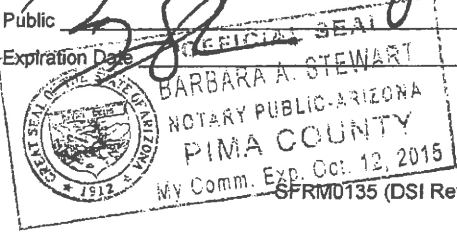
Signature of Buyer / Agent \_\_\_\_\_

State of Az, County of Pima

Subscribed and sworn to before me on this 15 day of Jan 2015

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_



SFRM0135 (DSI Rev. 05/17/2014)

**FOR RECORDER'S USE ONLY**

2015-00728RP  
Page 1 of 2  
Cochise  
01-15-2015 02:45 PM  
2015-00728

**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: \$ 19,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2015  
Month / Year

12. DOWN PAYMENT \$ 19000.00

**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 devises, 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):**

Gus Ulreich  
1030 S. Barrel Cactus Ridge #122  
Benson, AZ 85602  
Phone: (520) 686-1575

**18. LEGAL DESCRIPTION (attach copy if necessary):**

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


Parcel #	Beginning Account Val	NEW FCV	NEW LPV	NEW LGL CLS	NEW ASST RATIO
----------	-----------------------	---------	---------	-------------	----------------

**DO NOT CHANGE THE ORDER OF THESE PARCELS. THE NEW VALUES WILL BE COPIED AND PASTED INTO THE APPEAL FORM AND SENT TO THE TAXPAYER.**

12476038	\$24,000	\$24,000	\$24,000	02RL	15%
12476040	\$24,000	\$24,000	\$24,000	02RL	15%
12476057	\$24,000	\$24,000	\$24,000	02RL	15%
12476063	\$24,000	\$24,000	\$24,000	02RL	15%
12476064	\$24,000	\$24,000	\$24,000	02RL	15%
12476071	\$24,000	\$24,000	\$24,000	02RL	15%
12476073	\$24,000	\$24,000	\$24,000	02RL	15%
12476074	\$24,000	\$24,000	\$24,000	02RL	15%
12476075	\$24,000	\$24,000	\$24,000	02RL	15%
12476076	\$24,000	\$24,000	\$24,000	02RL	15%
12476077	\$24,000	\$24,000	\$24,000	02RL	15%
12476078	\$24,000	\$24,000	\$24,000	02RL	15%
12476079	\$24,000	\$24,000	\$24,000	02RL	15%
12476080	\$24,000	\$24,000	\$24,000	02RL	15%
12476081	\$24,000	\$24,000	\$24,000	02RL	15%
12476082	\$24,000	\$24,000	\$24,000	02RL	15%
12476083	\$24,000	\$24,000	\$24,000	02RL	15%
12476084	\$24,000	\$24,000	\$24,000	02RL	15%
12476085	\$24,000	\$24,000	\$24,000	02RL	15%
12476087	\$24,000	\$24,000	\$24,000	02RL	15%
12476088	\$24,000	\$24,000	\$24,000	02RL	15%
12476092	\$24,000	\$24,000	\$24,000	02RL	15%
12476093	\$24,000	\$24,000	\$24,000	02RL	15%
12476103	\$24,000	\$24,000	\$24,000	02RL	15%
12476104	\$24,000	\$24,000	\$24,000	02RL	15%
12476105	\$24,000	\$24,000	\$24,000	02RL	15%
12476110	\$24,000	\$24,000	\$24,000	02RL	15%
12476112	\$24,000	\$24,000	\$24,000	02RL	15%
12476113	\$24,000	\$24,000	\$24,000	02RL	15%
12476114	\$24,000	\$24,000	\$24,000	02RL	15%
12476115	\$24,000	\$24,000	\$24,000	02RL	15%
12476116	\$24,000	\$24,000	\$24,000	02RL	15%
12476117	\$24,000	\$24,000	\$24,000	02RL	15%
12476118	\$24,000	\$24,000	\$24,000	02RL	15%
12476119	\$24,000	\$24,000	\$24,000	02RL	15%
12476121	\$24,000	\$24,000	\$24,000	02RL	15%
1247612	\$24,000	\$24,000	\$24,000	02RL	15%
12476123	\$24,000	\$24,000	\$24,000	02RL	15%

12476124	\$24,000	\$24,000	\$24,000	02RL	15%
	\$936,000	\$936,000	\$936,000		

DON'T FORGET TO  
TOTAL AND MATCH  
WITH RW END VALUE



MATCHES RW



Parcel#	Fee#	PUC	MKT SUB	FCV	Date of Sale	Sale Price	Zoning	Land Type	Sales Ratio	Sub Division Name
123-47-771	2015-20582	0081	0402	\$20,000	11/13/2015	25500	B-2	Vacant	0.78	Cochise Terrace
123-47-801	2015-12712	0081	0402	\$20,000	7/15/2015	24000	B-2	Vacant	0.83	Cochise Terrace
123-47-813	2015-21778	0081	0402	\$20,000	12/4/2015	20000	B-2	Vacant	1.00	Cochise Terrace
123-47-813	2015-00728	0081	0402	\$20,000	1/15/2015	19000	B-2	Vacant	1.05	Cochise Terrace

Residential Sales

Parcel #	Date of Sale	Sale Price	Current FCV	IMP FCV	Land FCV	RATIO	Subdivision Name
123-47-711	12/10/2015	\$157,000	\$163,362	\$139,362	\$24,000	1.04	Kartchner Vista
123-47-719	7/2/2015	\$135,900	\$141,073	\$117,073	\$24,000	1.04	Kartchner Vista
123-47-721	6/5/2015	\$151,938	\$155,025	\$131,025	\$24,000	1.02	Kartchner Vista
123-47-723	8/17/2015	\$185,710	\$159,862	\$135,862	\$24,000	0.86	Kartchner Vista
123-47-730	5/28/2015	\$161,500	\$143,096	\$119,096	\$24,000	0.89	Kartchner Vista
124-01-168	5/18/2016	\$150,000	\$148,660	\$124,660	\$24,000	0.99	Kartchner Vista
124-01-174	6/22/2016	\$204,000	\$139,992	\$115,992	\$24,000	0.69	Kartchner Vista
124-01-256	3/11/2015	\$185,000	\$151,286	\$127,286	\$24,000	0.82	Kartchner Vista
124-01-259	11/3/2015	\$140,000	\$147,119	\$123,119	\$24,000	1.05	Kartchner Vista
124-01-269	8/31/2015	\$125,000	\$126,454	\$102,454	\$24,000	1.01	Kartchner Vista
124-76-042	12/16/2016	\$161,000	\$125,920	\$101,920	\$24,000	0.78	Cottonwood Bluffs
124-76-062	5/18/2015	\$123,900	\$122,899	\$98,899	\$24,000	0.99	Cottonwood Bluffs
124-76-097	1/20/2015	\$146,000	\$119,297	\$95,297	\$24,000	0.82	Cottonwood Bluffs
124-77-007	3/30/2016	\$138,778	\$124,943	\$104,143	\$20,800	0.90	Canyons at Whetstone Ranch
124-77-018	4/29/2016	\$190,000	\$142,625	\$121,825	\$20,800	0.75	Canyons at Whetstone Ranch
124-77-041	2/27/2015	\$163,500	\$127,211	\$106,411	\$20,800	0.78	Canyons at Whetstone Ranch
124-77-064	11/9/2015	\$181,768	\$128,518	\$107,718	\$20,800	0.71	Canyons at Whetstone Ranch
124-77-068	1/21/2016	\$156,000	\$128,102	\$107,302	\$20,800	0.82	Canyons at Whetstone Ranch
124-77-127	1/29/2016	\$195,000	\$163,302	\$142,502	\$20,800	0.84	Canyons at Whetstone Ranch
124-77-150	1/29/2016	\$192,000	\$169,057	\$148,257	\$20,800	0.88	Canyons at Whetstone Ranch
					Ratio	0.87	Median Land Extraction

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

Account #: R000068308 Parcel #: 124-76-038 Report Date: 08/25/2017 Initials: MHYDE

Acct Type: Vacant # of Imps: 0 Tax District: 2180 Neighborhood: 0409.00 Residential PUC: 0013

Owner's Name and Address	Property Address	Adjustments / Districts
TAO RETIEMENT PLAN FBO TODD A OTIS 66623 E ALAMOSA RD SADDLEBROOKE AZ 857391911		Code A1 X Units 0.00

**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
02/27/2017	\$0	SPECIAL WARRANTY DEED	2017-03775			PIONEER TITLE AGY INC TR#00953552

Legal / Subdivision  
COTTONWOOD BLUFFS LOT 13

**Land Valuation Summary**

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	1.000000	Site	\$24,000	15.0%	\$3,600
		Land Subtotal:	\$24,000		\$3,600

**Improvement Valuation Summary**

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
								Improvement Subtotal:	\$0	\$0		\$0

**Total Property Value**

Total FCV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600
Total LPV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600

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

Account #: R000068310 Parcel #: 124-76-040 Report Date: 08/25/2017 Initials: MHYDE  
 Acct Type: Vacant # of Imps: 0 Tax District: 2180 Neighborhood: 0409.00 Residential PUC: 0013

Owner's Name and Address Property Address Adjustments / Districts  
 TAO RETIREMENT PLAN FBO TODD A OTIS  
 66625 E ALAMOSA RD A1 X Code  
 SADDLEBROOKE AZ 857391911 Units  
 0.00

**Sales Summary**

Sale Date Sale Price Deed Type Reception # Book Page Grantor  
 02/27/2017 \$0 SPECIAL WARRANTY DEED 2017-03775 PIONEER TITLE AGY INC TR#00953552  
 Legal / Subdivision

COTTONWOOD BLUFFS LOT 15

**Land Valuation Summary**

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	1.000000	Site	\$24,000	15.0%	\$3,600
Land Subtotal:			\$24,000		\$3,600

**Improvement Valuation Summary**

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
Improvement Subtotal:											\$0	\$0

**Total Property Value**

Total FCV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600
Total LPV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600

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

Account #: R000068327 Parcel #: 124-76-057 Report Date: 08/25/2017 Initials: MHYDE  
 Acct Type: Vacant # of Imps: 0 Tax District: 2180 Neighborhood: 0409.00 Residential PUC: 0013

**Owner's Name and Address** Property Address Adjustments / Districts  
 TAO RETIEMENT PLAN FBO TODD A OTIS  
 66625 E ALAMOSA RD  
 SADDLEBROOKE AZ 857391911  
 Code A1 X Units 0.00

**Sales Summary**

Sale Date Sale Price Deed Type Reception # Book Page Grantor  
 02/27/2017 \$0 SPECIAL WARRANTY DEED 2017-03775 PIONEER TITLE AGY INC TR#00953552  
 Legal / Subdivision  
 COTTONWOOD BLUFFS LOT 32

**Land Valuation Summary**

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	1.000000	Site	\$24,000	15.0%	\$3,600
Land Subtotal:			\$24,000		\$3,600

**Improvement Valuation Summary**

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
Improvement Subtotal:											\$0	\$0

**Total Property Value**

Total FCV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600
Total LPV	\$24,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,600

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

Account #: R000065092 Parcel #: 123-47-771 Report Date: 08/25/2017 Initials: MHYDE

Acct Type: Vacant # of Imps: 0 Tax District: 0980 Neighborhood: 0402.00 Residential PUC: 0081

Owner's Name and Address Property Address Adjustments / Districts

SKORPIL DENNIS & MARLEEN  
15351 35TH ST NW  
CARTWRIGHT ND 588389657  
A1 X  
0.00

**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
02/29/2016	\$0	JOINT TENANTS	2016-03262			SKORPIL DENNIS & MARLEEN

**Legal / Subdivision**

COCHISE TERRACE-RESUB LOT 80

**Land Valuation Summary**

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	1.000000	Site	\$20,000	15.0%	\$3,000
		Land Subtotal:	\$20,000		\$3,000

**Improvement Valuation Summary**

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal	RCN	Market	Value	FCV	Asmt %	Assessed Val
								Improvement Subtotal:	\$0	\$0		\$0

**Total Property Value**

Total FCV	\$20,000	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$3,000
Total LPV	\$9,371	Exempt	\$0	Asmt	15.0%	Net Assd Val	\$1,406

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

Account #: R000065123 Parcel #: 123-47-801 Report Date: 08/25/2017 Initials: MHYDE  
 Acct Type: MH Affixed # of Imps: 1 Tax District: 0980 Neighborhood: 0402.00 Residential PUC: 0819  
 0402.00 Mobile Home

Owner's Name and Address	Property Address	Adjustments / Districts
BEVIL ALEXANDER T JR & CHERYL N 1030 S BARREL CACTUS RDG UNIT 110 BENSON AZ 856026774		Code B3 Units

**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/15/2015	\$24,000	JOINT TENANTS	2015-12712			BENSON EAGLES NEST LLC

**Legal / Subdivision**

COCHISE TERRACE-RESUB LOT 110

AFFIXED/2018 2017 30X44 CAVCO CAV110AZ1615352A/B

**Land Valuation Summary**

Legal Class	# of Units	Measure	FCV	Asmt %	Assessed Val
02RL	1.000000	Site	\$20,000	15.0%	\$3,000
		<b>Land Subtotal:</b>	<b>\$20,000</b>		<b>\$3,000</b>

**Improvement Valuation Summary**

#	Built As	Quality	%	Sq. Foot	Eff Age	Legal RCN	Market	Value	FCV	Asmt %	Assessed Val
1	Double Wide	Average	100%	1320	2017	04011	\$56,992	\$50,960	\$50,960	10.00%	\$5,096
							<b>Improvement Subtotal:</b>	<b>\$50,960</b>			<b>\$5,096</b>

Total Property Value

<b>Total FCV</b>	\$70,960	<b>Exempt</b>	\$0	<b>Asmt</b>	11.4%	<b>Net Assd Val</b>	\$8,096
<b>Total LPV</b>	\$70,178	<b>Exempt</b>	\$0	<b>Asmt</b>	11.4%	<b>Net Assd Val</b>	\$8,001

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

Account #: R000065135 Parcel #: 123-47-813 Report Date: 08/25/2017 Initials: MHYDE  
 Acct Type: Vacant # of Imps: 0 Tax District: 0980 Neighborhood: 0402.00 Residential PUC: 0081

<b>Owner's Name and Address</b>	<b>Property Address</b>	<b>Adjustments / Districts</b>
CALLENDER EDWARD DAVID & DOROTHY EILEEN DANIELS 1030 S BARREL CACTUS RDG # 121 BENSON AZ 856026775		<b>Code</b> A1 X
		<b>Units</b> 0.00

**Sales Summary**

<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Type</b>	<b>Reception #</b>	<b>Book</b>	<b>Page</b>	<b>Grantor</b>
07/06/2017	\$0	QUIT CLAIM	2017-13191			BALE ARTHUR L & PATRICIA R

**Legal / Subdivision**

COCHISE TERRACE-RESUB LOT 122

**Land Valuation Summary**

<b>Legal Class</b>	<b># of Units</b>	<b>Measure</b>	<b>FCV</b>	<b>Asmt %</b>	<b>Assessed Val</b>
02RL	1.000000	Site	\$20,000	15.0%	\$3,000
		<b>Land Subtotal:</b>	<b>\$20,000</b>		<b>\$3,000</b>

**Improvement Valuation Summary**

<b># Built As</b>	<b>Quality</b>	<b>%</b>	<b>Sq. Foot</b>	<b>Eff Age</b>	<b>Legal RCN</b>	<b>Market Value</b>	<b>FCV</b>	<b>Asmt %</b>	<b>Assessed Val</b>
						<b>Improvement Subtotal:</b>	<b>\$0</b>		<b>\$0</b>

**Total Property Value**

<b>Total FCV</b>	<b>\$20,000</b>	<b>Exempt</b>	<b>\$0</b>	<b>Asmt</b>	<b>15.0%</b>	<b>Net Assd Val</b>	<b>\$3,000</b>
<b>Total LPV</b>	<b>\$9,371</b>	<b>Exempt</b>	<b>\$0</b>	<b>Asmt</b>	<b>15.0%</b>	<b>Net Assd Val</b>	<b>\$1,406</b>