CRS PowerTool Real Estate

Property Report

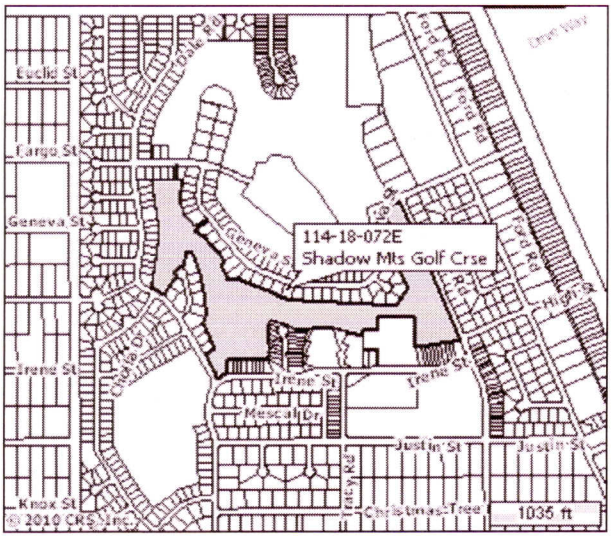
Wednesday, December 08, 2010

Shadow Mts Golf Crse, AZ
Cochise County, AZ parcel# 114-18-072E

Property Report

Location

Property Address	Shadow Mts Golf Crse AZ
Subdivision	
Carrier Route	
County	Cochise County, AZ



Current Owner

Name	L190-2 Shadow Mountain Golf Course Llc
Mailing Address	10500 Ne 8Th St Ste 1725 Bellevue, WA 98004-4370

Property Summary

Property Type	Commercial
Land Use	Golf Courses
Improvement Type	Golf Course
Square Feet	

General Parcel Information

Parcel/Tax ID	114-18-072E
Township	
Range	
Section	
Census Tract/Block	

Sales History through 11/24/2010

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
11/01/2005	**$1,700,000**	L190-2 Shadow Mountain Gol		Warranty Deed	Disqualified	0000042248
11/01/2005		L190-2 Shadow Mountain Golf Course Llc				51142/248

Tax Assessment

Assessment Year	2011	**Tax Area**	2278
Appraised Land	$16,795	**Tax Year**	2009
Appraised Improvements	$149,792	**Total Taxes**	**$3,719.64**
Total Tax Appraisal	**$166,587**	**%Improvement**	90%
Total Assessment	**$29,719**	**Exempt Amount**	

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/1/2005	$970,961	L190-2 Shadow Mountain Golf Co	Banex Capital Llc	42251
4/1/1999	$425,000	Searcy John C & Lisa J	Seller	
2/27/1997	$275,000	Shadow Mountain Llc	Normandy Corp	

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Golf Course			1982					1	

Building Square Feet (Living Space)		**Building Square Feet** (Other)	
First Story (Base)	1		
Construction			

COCHISE COUNTY Arizona

Parcel Tax Detail

Parcel Information

Parcel Tax Detail:	114-18-072-05-0	Tax Year:	2008
Roll #:	44734	Area Code:	2278
Legal Description:	ARIZONA SUN SITES GOLF COURSE TRACT E BLK21 EXC ANY POR LYING WITHIN THE FLLWNG DESC PCL: BY M&B BEG AT SE COR OF TRACT C THN N0DEG 18MIN W277.50' N69DEG 18MIN W144' N78DEG 49MIN W142.45' S89DEG 41MIN W189' S64DEG 23MIN W55.85' S08DEG 24MIN W285.62' S14DEG 30MIN E93.90' N75DEG 29MIN E159.77' N89DEG 41MIN E379.07' TO POB SEC 19-17-25 33.59AC LV S00/AC GOLF COURSE		
Name 1:	L190-2 SHADOW MOUNTAIN GOLF COURSE LLC		
Name 2:			
Name 3:			
C/O Name:			
Street Address:	1819 S LAKE STEVENS RD		
City:	LAKE STEVENS	State: WA	Zip: 98258

Payment Information

	Taxes Due	Fees Paid	Interest Paid	Penalty Paid	Taxes Paid
1st Half:	$ 0.0	$ 5.0	$ 476.45	$ 0.0	$ 2749.29
2nd Half:	$ 0.0	$ 0.0	$ 256.51	$ 0.0	$ 2749.29

1st Half Paid By:	EFFING MERLE	Date Paid:	11/04/2009
2nd Half Paid By:	EFFING MERLE	Date Paid:	11/04/2009
1st Half Interest Due:	$ 0.0	1st Half Penalties Due:	$ 0.0
2nd Half Interest Due:	$ 0.0	2nd Half Penalties Due:	$ 0.0

Value & Rate Information

Primary Rate: 10.5045 Secondary Rate: 5.7716

Primary:	$ 3523.54	Net Primary:	$ 3523.54	SP Primary:	$ 88.87
State Aid:	$ 0.0	Secondary:	$ 1886.17	Jtr/Rel:	$ 0.0

Total Tax Due: $ 5,498.58

		Ltd. Value	Assmt%	Assessed Value	Exemption
Primary					
	Land, Bldg, etc.:	$ 145,839.00	23.0 %	$ 33,543.00	$ 0.00
	Pers Prop:	$ 0.00	0.0 %	$ 0.00	$ 0.00
	Totals:	$ 145,839.00		$ 33,543.00	$ 0.00
Secondary					
	Land:	$ 2,123.00	23.0 %	$ 488.00	$ 0.00
	Building, etc:	$ 146,659.00	23.0 %	$ 33,732.00	$ 0.00
	Pers Prop:	$ 0.00	0.0 %	$ 0.00	$ 0.00
	Totals:	$ 148,782.00		$ 34,220.00	$ 0.00

Caution Code Information

Code:	Description:
0404LR	MAIL/RTNS/LETTER REMAILED
0404LT	MAIL/RTNS/DELINQUENT LETTER
0606AS	BTAX/ASGN/ASSIGNMENT
060614	BTAX/ASGN/DEED DUE 2014

[redacted]

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COCHISE COUNTY
Arizona

Parcel Tax Detail

Parcel Information

Parcel Tax Detail:	114-18-072-05-0	Tax Year:	2007
Roll #:	43846	Area Code:	2278

Legal Description: ARIZONA SUN SITES GOLF COURSE TRACT E BLK21 EXC ANY POR LYING WITHIN THE FLLWNG DESC PCL: BY M&B BEG AT SE COR OF TRACT C THN N0DEG 18MIN W277.50' N69DEG 18MIN W144' N78DEG 49MIN W142.45' S89DEG 41MIN W189' S64DEG 23MIN W55.85' S08DEG 24MIN W285.62' S14DEG 30MIN E93.90' N75DEG 29MIN E159.77' N89DEG 41MIN E379.07' TO POB SEC 19-17-25 33.59AC LV 500/AC GOLF COURSE

Name 1: L190-2 SHADOW MOUNTAIN GOLF COURSE LLC
Name 2:
Name 3:
C/O Name:
Street Address: 10515 20TH ST SE STE 100
City: EVERETT State: WA Zip: 98205

Payment Information

	Taxes Due	Fees Paid	Interest Paid	Penalty Paid	Taxes Paid
1st Half:	$ 0.0	$ 20.0	$ 1341.63	$ 257.45	$ 2574.51
2nd Half:	$ 0.0	$ 0.0	$ 308.94	$ 0.0	$ 2574.51

1st Half Paid By:	EFFING MERLE	Date Paid:	11/04/2009
2nd Half Paid By:	EFFING MERLE	Date Paid:	11/04/2009
1st Half Interest Due:	$ 0.0	1st Half Penalties Due:	$ 0.0
2nd Half Interest Due:	$ 0.0	2nd Half Penalties Due:	$ 0.0

Value & Rate Information

Primary Rate: 10.5445 Secondary Rate: 5.2267

Primary:	$ 3355.16	Net Primary:	$ 3355.16	SP Primary:	$ 69.13
State Aid:	$ 0.0	Secondary:	$ 1704.73	Irr/Rel:	$ 0.0

Total Tax Due: $ 5,149.02

		Ltd. Value	Assmt%	Assessed Value	Exemption
Primary					
	Land, Bldg, etc.:	$ 132,581.00	24.0 %	$ 31,819.00	$ 0.00
	Pers Prop:	$ 0.00	0.0 %	$ 0.00	$ 0.00
	Totals:	$ 132,581.00		$ 31,819.00	$ 0.00
Secondary					
	Land:	$ 2,123.00	24.0 %	$ 510.00	$ 0.00
	Building, etc:	$ 140,879.00	24.0 %	$ 33,811.00	$ 0.00
	Pers Prop:	$ 0.00	0.0 %	$ 0.00	$ 0.00
	Totals:	$ 143,002.00		$ 34,321.00	$ 0.00

Caution Code Information

Code:	Description:
0606A5	BTAX/ASGN/ASSIGNMENT
060614	BTAX/ASGN/DEED DUE 2014

[redacted]

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INQUIRY COCHISE COUNTY TAX INQUIRY TXPyInqRG
Cashier: KWI

Parcel: 114 18 072 05 0 Yr: 2010 Roll#: 00-45147
Legal Desc: ARIZONA SUN SITES GOLF COURSE TRACT E BL Area: 2278
Sec Code: AW2VX4

Caution Codes This Year

Name 1 : L190-2 SHADOW MOUNTAIN GOLF COURSE LLC
Name 2 :
Name 3 :
C/O Name : % BC LAND HOLDINGS INC
Address : 10500 NE 8TH ST STE#1725
City,St,Zip: BELLEVUE WA 98004

Caution Codes This Year

	Taxes Remaining	Fees Pd	Int Pd	Pen Pd	Taxes Paid
1st Half:	1,819.42	.00	.00	.00	.00
2nd Half:	1,819.42	.00	.00	.00	.00

1st Half Paid By: Date Pd:
2nd Half Paid By: Date Pd:
1st Half Int Due: 48.58 1st Half Pen Due: .00
2nd Half Int Due: .00 2nd Half Pen Due: .00

Option: _
F8-Show caution codes. F7-Comp Hist F3-Return
P H F5-Legal Desc F10-Roll Info F11-Back Tax F12-Step back

COCHISE COUNTY TREASURER
Redemption Detail List
As of: 1.31.2011

Date: 12.08.2010
Time: 15:08:23

Cashier: KWI

Year	Parcel	Sts	Tax	Int	Pen	Fee
2007	114.18.072.050	P	7,077.04	1,321.28	.00	30.00
2008	114.18.072.050	S	6,236.54	1,164.36	.00	.00
2010	114.18.072.050	C	1,819.42	72.78	.00	.00
2010	114.18.072.050	C	1,819.42	.00	.00	.00
			16,952.42	2,558.42	.00	30.00

Total: 19,540.84

Gary Horton

The full amount of the grand total due must be received in the Treasurer's office by the last business day of the month. Payment must be by cashier's check, money order or cash. No personal checks can be accepted on redemption payment.

Form # BT300