

**PETITION FOR REVIEW OF REAL PROPERTY VALUATION**

PURSUANT TO A.R.S. TITLE 42, Ch. 16, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY

231

FILED FOR TAX YEAR 2013

See Instructions for complete filing information

**COCHISE COUNTY ASSESSOR**

In all counties, mail or hand deliver one copy of this completed petition to the County Assessor. Retain a copy for your records (and for use in possible further appeals). Taxpayers receiving a Notice of Value have sixty days from the date the notice was mailed to file this petition. United States Postal Service postmark dates are evidence of the dates petitions were filed and decisions were mailed.

The County Assessor may reject any petition not meeting statutory requirements. Only one petition for each parcel or economic unit will be accepted. Any duplicate petition(s) will be returned.

**COMPLETE SECTIONS 1 THROUGH 10 WHERE APPLICABLE. TYPE OR PRINT**

1. DATE FILED \_\_\_\_\_ COUNTY 2 BOOK 123 MAP 09 PARCEL 011

2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: RANCHITOS LOS ALAMOS #1 LOT 11 LV CHT 99-5

3. IF THIS IS A MULTIPLE PARCEL APPEAL CHECK HERE . ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131). SEE INSTRUCTIONS.

4. USE OF PROPERTY: COMMERCIAL / INDUSTRIAL  (SPECIFY TYPE: Apartment, Office, warehouse, etc.) \_\_\_\_\_  
 VACANT LAND  AGRICULTURAL  OTHER  RESIDENTIAL

5A. OWNER'S NAME  
KATHY GLIDEWELL  
 NAME  
317 W. FOUR FEATHERS LN.  
 ADDRESS  
BENSON, AZ, 85602  
 CITY, STATE, ZIP CODE

5B. MAIL DECISION TO: (IF DIFFERENT THAN 5A)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY, STATE, ZIP CODE \_\_\_\_\_

5C. IF OWNERSHIP HAS CHANGED CHECK HERE . ATTACH RECORDED DOCUMENTATION.

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.) OWNER  
KATHY GLIDEWELL (520) 586-0957  
 NAME TELEPHONE  
317 W. FOUR FEATHERS LN. BENSON, AZ, 85602  
 ADDRESS CITY, STATE, ZIP CODE

AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER \_\_\_\_\_ STATE BOARD OF EQUALIZATION NUMBER \_\_\_\_\_

7. BASIS FOR PETITION: MARKET SALES APPROACH  COST APPROACH  INCOME APPROACH  OTHER  (explain below)  
 Additional documents submitted must contain the book, map, and parcel number and be attached to the petition in order to be considered by the Assessor. Evidence contained in this appeal could be the basis for either increasing or decreasing the valuation or changing the legal classification of the property. Attached is a copy of the sales in the market area as provided by the deputy assessor in Benson. There is only one sale of property that is comparable in acreage to this parcel; 12346018J sold on Nov 23, 10 in the amount of \$29,500.00. (copy attached) No other sales have been made for acreage bare land in this market area. In light of this data the value assigned to the land portion of this parcel is excessive and needs to be reduced to the value of \$29500.00. see attached additional info.

8. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$ 96,269	LIMITED PROPERTY VALUE \$ 96,259	LEGAL CLASS 3	ASMT RATIO 10.
9. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$ 53,259	LIMITED PROPERTY VALUE \$ 53,259	LEGAL CLASS 3	ASMT RATIO 10

10. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT. TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE   
 X *[Signature]* FOR SBOE (IN MARICOPA AND PIMA COUNTIES ONLY):  
 SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE If you want this appeal to be heard "On The Record" check here.   
 (520) 586-0957 kathymg42@hotmail.com This means that neither you, the Assessor, your Agent, or Attorney (if applicable) will appear before the State Board of Equalization to offer testimony. Submit any additional written or typed information with this appeal to the SBOE.  
 TELEPHONE EMAIL

<b>ASSESSOR'S DECISION</b>	FULL CASH VALUE \$ 102933	LIMITED PROPERTY VALUE \$ 102723	LEGAL CLASS 3	ASMT RATIO 10
BASIS FOR DECISION: _____				
SEE ATTACHED				
<u>05/07/12</u>	<u>07/20/12</u>	<u>ROBERT THOMAS</u>	<i>[Signature]</i>	
DATE RECEIVED	DATE DECISION MAILED	REVIEWED BY	ASSESSOR OR CHIEF DEPUTY	
<b>COUNTY BOARD OF EQUALIZATION DECISION</b>	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
DATE RECEIVED	DATE DECISION MAILED	CHAIRMAN OR CLERK OF THE BOARD		

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY



County of Cochise  
OFFICE OF THE COUNTY  
ASSESSOR  
P.O. DRAWER 168  
BISBEE, ARIZONA 85603

Philip S. Leindecker  
Assessor

Felix Dagnino  
Chief Deputy

TAX YEAR	<u>2013</u>
APPEAL #	<u>231</u>
PARCEL #	<u>123-09-011</u>
ASSESSOR DECISION DATE	<u>06/20/12</u>
PHYSICAL REVIEW (Y/N)	<u>Y</u>
FCV	<u>\$102,933</u>
LPV	<u>\$102,723</u>
LEGAL CLASS	<u>03</u>
ASSESSMENT RATIO	<u>10%</u>
APPRAISER	<u>R. Thomas</u>

***BASIS FOR DECISION:***

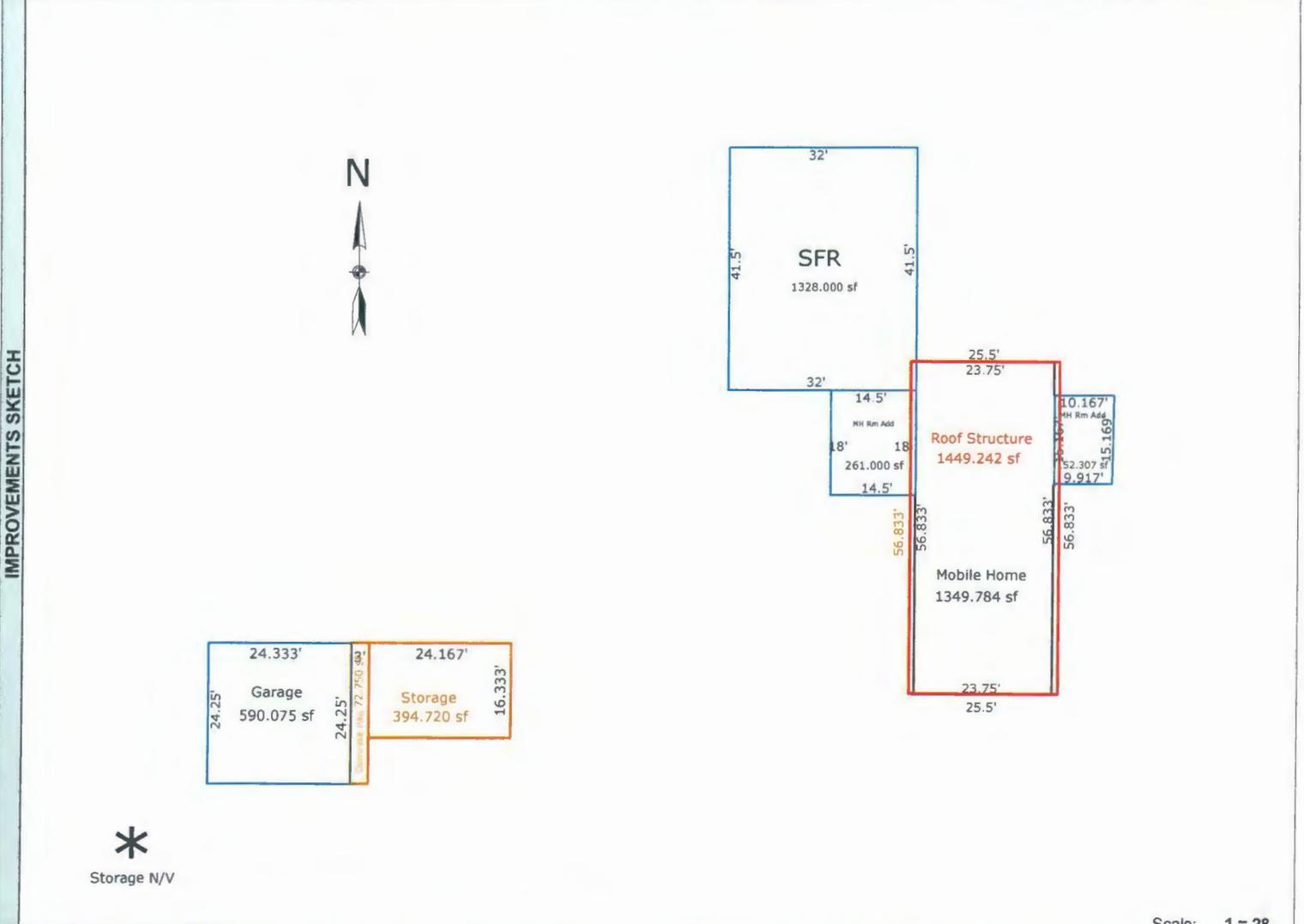
***Basis for Appeal uses 2012 values to derive Owner's Opinion of Value. 2012 values cannot be appealed on a 2013 Notice of Value Petition. Research into the current status of the Subject revealed the need to update the inventory of improvements. Per ARS 42-11053, and 42-13051, access was requested, and granted. All improvements were physically inspected and correctly listed for 2013. Land value has been reduced for 2013 by 39.7%, from \$58,000 to \$35,000. One comp was listed by the appellant. Although the same size as the subject, it is under different zoning – RU-4, whereas the subject is zoned TR-36. The TR-36 zoning gives the Subject considerably more potential for future uses, thus affecting values. No other sales of "Like" properties could be found having occurred during the valuation years 2010 and 2011. The new Full Cash Values listed for 2013 reflect the reduction in Land Values, as well as the increases to the Improvement values due to adding previously unlisted improvements.***

APPROVED \_\_\_\_\_  


# SKETCH/AREA TABLE ADDENDUM

Parcel No 123-09-011

SUBJECT	Property Address <b>317 W. Four Feathers Ln.</b>	State <b>Az</b>	Zip <b>85602</b>
	City <b>Benson</b>		
	Owner <b>Glidewell, Kathy</b>		
	Client		
	Appraiser Name <b>R. Thomas / T. Quarto</b>	Inspection Date <b>06/20/12</b>	



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	Mobile Home	1.00	1349.784	161.166		
		MH Rm Add	1.00	152.307	50.420		
		SFR	1.00	1328.000	147.000		
		MH Rm Add	1.00	261.000	65.000	3091.091	
	GAR	Garage	1.00	590.075	97.166	590.075	
	UND	Storage	1.00	394.720	81.000		
		Concrete Pad	1.00	72.750	54.500		
		Roof Structure	1.00	1449.242	164.666	1916.711	
	Net LIVABLE Area			(rounded w/ factors)		3091	
							Comment Table 2
							Comment Table 3

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT**  
**TAX YEAR 2012**

**Account #:** R000061683      **Parcel #:** 123-09-011      **Report Date:** 07/19/2012      **Initials:** RTHOMAS  
**Acct Type:** Residential      **# of Imps:** 1      **Tax District:** 0900      **LEA:** 0402      **PUC:** 0123      **Status:** A

<b>Owner's Name and Address</b>	<b>Property Address</b>	<b>Adjustments / Districts</b>
GLIDEWELL KATHY 317 W FOUR FEATHERS LANE BENSON, AZ 85602	317 W FOUR FEATHERS LN BENSON, AZ 85602	<b>Code</b> A2 <b>Units</b>

**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/02/1999	\$35,000	WARRANTY DEED	19990020908			

**Legal / Subdivision**

RANCHITOS LOS ALAMOS #1 LOT 11 6-07 LV CHT 99-5 + HS

**Land Valuation Summary**

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Residential	03L	Market	0	Acres		\$72,500	10.0%	\$7,250
<b>Land Subtotal:</b>						<b>\$72,500</b>		<b>\$7,250</b>

**Improvement Valuation Summary**

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assesd Val
1	Residential	Single Family Residential	03I	\$38,259	10.0%	\$3,826
<b>Improvement Subtotal:</b>				<b>\$38,259</b>		<b>\$3,826</b>

**Total Property Value**

<b>FCV</b> \$110,759	<b>Total FCV</b> \$110,759	<b>Exempt</b> \$0	<b>Asmt</b> 10.0%	<b>Net Assd Val</b> \$11,076
<b>LPV</b> \$102,164	<b>Total LPV</b> \$102,164	<b>Exempt</b> \$0	<b>Asmt</b> 10.0%	<b>Net Assd Val</b> \$10,216

2012 JUL 19 10:11:33  
 COCHISE COUNTY  
 ASSESSOR

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT**  
**TAX YEAR 2013**

**Account #:** R000061683      **Parcel #:** 123-09-011      **Report Date:** 07/19/2012      **Initials:** RTHOMAS

**Acct Type:** Residential      **# of Imps:** 2      **Tax District:** 0900      **LEA:** 0402      **PUC:** 0123      **Status:** A

<b>Owner's Name and Address</b>	<b>Property Address</b>	<b>Adjustments / Districts</b>	<b>Units</b>
GLIDEWELL KATHY 317 W FOUR FEATHERS LANE BENSON, AZ 85602	317 W FOUR FEATHERS LN BENSON, AZ 85602	<b>Code</b> B8	

**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>
07/02/1999	\$35,000	WARRANTY DEED	19990020908			

**Legal / Subdivision**

RANCHITOS LOS ALAMOS #1 LOT 11 6-07 LV CHT 99-5 + HS

**Land Valuation Summary**

<b>Land Type</b>	<b>Legal Class</b>	<b>Value By</b>	<b># of Units</b>	<b>Measure</b>	<b>Value/Unit</b>	<b>FCV</b>	<b>Asmt %</b>	<b>Assessed Val</b>
Residential	03L	Market	1	Site	35000	\$35,000	10.0%	\$3,500
<b>Land Subtotal:</b>						<b>\$35,000</b>		<b>\$3,500</b>

**Improvement Valuation Summary**

<b>Imp#</b>	<b>Property Type</b>	<b>Occupancy</b>	<b>Legal Class</b>	<b>FCV</b>	<b>Asmt %</b>	<b>Assesd Val</b>
1	Residential	Single Family Residential	03I	\$39,728	10.0%	\$3,973
2	Mobile Home	Mobile Home Yard Improvements	03I	\$28,205	10.0%	\$2,821
<b>Improvement Subtotal:</b>				<b>\$67,933</b>		<b>\$6,794</b>

**Total Property Value**

<b>FCV</b>	\$102,933	<b>Total FCV</b>	\$102,933	<b>Exempt</b>	\$0	<b>Asmt</b>	10.0%	<b>Net Assd Val</b>	\$10,293
<b>LPV</b>	\$102,723	<b>Total LPV</b>	\$102,723	<b>Exempt</b>	\$0	<b>Asmt</b>	10.0%	<b>Net Assd Val</b>	\$10,272

2012 JUL 19 AM 11:33  
 COCHISE COUNTY ASSESSOR

**PETITION FOR REVIEW OF NOTICE OF CHANGE**

FOR OFFICIAL USE ONLY

PURSUANT TO A.R.S. §§ 42-15105, 42-16105, 42-16108, 42-16157, 42-16165 & 42-16205

**INSTRUCTIONS:**

- **IN MARICOPA AND PIMA COUNTIES:** File this petition with the **STATE Board of Equalization (SBOE)** located at 100 N. 15th Avenue, Suite 130, Phoenix, AZ 85007.
- **IN ALL OTHER COUNTIES:** File this petition with the **COUNTY Board of Equalization.**
- This petition must be filed within twenty-five days after the date of the Assessor's Notice of Change.
- Provide a copy of any additional information being submitted to either the County or State Board of Equalization. **Keep a copy of this form and all information submitted to the Board for your records.**
- The County or State Board of Equalization must rule on all appeals on or before the third Friday in November. If the petitioner is dissatisfied with the County or State Board of Equalization's decision, an appeal with the Superior Court or Tax Court must be filed within sixty days of any administrative appeal decision.
- **IMPORTANT: PETITIONER MUST COMPLETE SECTIONS 1 THROUGH 11 WHERE APPLICABLE. PLEASE TYPE OR PRINT.**

1. DATE FILED \_\_\_\_\_ COUNTY Cochise BOOK / MAP / PARCEL 123 - 09 - 011

2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: RANCHITOS LOS ALAMOS #1 LOT 11 LV CHT 99-5

3. IF MORE THAN ONE PARCEL IS INVOLVED IN THE APPEAL CHECK THIS BOX  ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 131)

4. USE OF PROPERTY: RESIDENTIAL (OWNER OCCUPIED)  RESIDENTIAL (RENTAL)  VACANT LAND   
 AGRICULTURAL  COMMERCIAL / INDUSTRIAL  SPECIFY (OFFICE, WAREHOUSE, ETC.) \_\_\_\_\_

5A. OWNER'S NAME AS SHOWN ON THE NOTICE OF CHANGE  
KATHY GLIDEWELL  
317 W. FOUR FEATHERS LN.  
BENSON, AZ 85602

5B. MAIL DECISION TO: (IF DIFFERENT FROM 5A)  
 \_\_\_\_\_

6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.)  
 NAME / COMPANY NAME KATHY GLIDEWELL TELEPHONE (520) 586-0957  
 ADDRESS 317 W. FOUR FEATHERS LN. CITY BENSON STATE AZ ZIP \_\_\_\_\_  
AGENTS ONLY: Include a copy of a current Agency Authorization Form (82130AA) with this petition.  
 State Board of Appraisal Registration Number \_\_\_\_\_ SBOE Number \_\_\_\_\_ (PIMA AND MARICOPA COUNTIES ONLY)

7. **BASIS FOR THIS PETITION:** Provide evidence for appealing the Assessor's Notice of Change. Include the book, map and parcel number(s) of other properties used in your appeal. Specify if the appeal is based upon one or more of the following methods of valuation:  
 MARKET SALES APPROACH  COST APPROACH  INCOME APPROACH   
Attached are copies of documents provided by Cochise County proving all the existing structures were on the property prior to 1986 and were on the tax records from that time forward, it is also clear in the aerial photos the structures were in existence with the knowledge of the county and should not be ADDED as they already are included.

8.	ORIGINAL VALUE	FULL CASH VALUE \$	96,269	LIMITED PROPERTY VALUE \$	96,269	LEGAL CLASS	3	ASSMT. RATIO	10.
9.	AMENDED VALUE	FULL CASH VALUE \$	102,933	LIMITED PROPERTY VALUE \$	102,723	LEGAL CLASS	3	ASSMT. RATIO	10
10.	OWNER'S OPINION OF VALUE	FULL CASH VALUE \$	53,259	LIMITED PROPERTY VALUE \$	53,259	LEGAL CLASS	3	ASSMT. RATIO	10

11. I HEREBY AFFIRM THAT ALL THE INFORMATION HEREIN IS TRUE AND CORRECT.

X \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

TELEPHONE (520) 586-0957

IN PIMA AND MARICOPA COUNTIES ONLY: Check here if you want this appeal to be heard "On The Record". This means that neither you nor the Assessor will appear in person before the State Board of Equalization to offer oral testimony. Submit any additional written or typed information with this form.

FOR OFFICIAL USE ONLY	12. COUNTY BOARD OF EQUALIZATION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASSMT. RATIO
	13. BASIS FOR DECISION:	_____			
DATE RECEIVED	DATE DECISION MAILED	CHAIRMAN OR CLERK OF THE BOARD			

FOR OFFICIAL USE ONLY

307 W. Four Feathers Ln.  
Benson, AZ

2012 AUG -1 AM 11:23



**Kathy Glidewell**

317 W. Four Feathers Ln.  
Benson, Az. 85602

Phone: 520-586-0957

July 24, 2012

Philip S. Leiendecker  
Cochise County Assessor  
P.O. Box 168  
Bisbee, Az 85603

Re: Property valuation appeal for parcel # 123-08-0118 Cochise County  
Dear Mr. Leiendecker:

This is in appeal to the re-evaluation of the above stated property. The value of the land portion of this parcel has been adjusted to reflect current market values. However your department has seen fit to add structures to the property that have already been included in the value of the property since prior to 1986. In addition to this grievous error you also added back in the personal property value of the mobile, which is taxed separately on taxpayer ID # 8501158-010 Roll number 0903159.

Attached is the Urban Field Worksheet dated August 16, 1965 which clearly shows the workshop that your department is once again adding to the property improvements. Attached is a Residential or Commercial Field Worksheet dated December 1973 Which clearly shows the addition of the enclosed porches and the roof over the mobile and changes the grade of the house to R2 and adds the mobile to the 1972 roll. Attached in the Residential or Commercial Field Worksheet dated June 1, 1976 which clearly add the Garage to the property improvements. No new structures have been added to the property since that time. Aerial Photo dated June 1996, three years prior to my purchase of the property shows the existence of the same structures with no additions. Subsequent photos in 2003, 2007, 2008, and 2010 also show no additions.

Attached is the statement of value as filed with your office upon my purchase of the above named parcel stating the entire value as \$35,000.00. The property has been owned by myself since that date. According to the Property Tax Statement for the Tax year 2000 the land portion of the value was established as \$6000.00. The Personal property portion consisting of only the mobile was established as \$6,181.00, leaving the balance of \$22,819.00 as the value of the remaining structures. This sale was a traditional sale, there were no extraordinary circumstances. It was NOT a repossession, a sale to a family member, nor was it a tax sale, therefore this establishes the market value of the improvements as of the date of sale.

According to the Uniform Standards of Professional Appraisal 2012-2013, "MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term..."

As such these improvements are required to be depreciated according to the term of life. In the case of buildings it is a standard to assume a 40 year life. At the time of purchase there was about 15 years remaining.

According to the Uniform Standards of Professional Appraisal 2012-2013 the proper formula for depreciation is as follows:  $(\text{cost} - \text{land}) / \text{life} = \text{annual depreciation}$ . Therefore the depreciable balance of  $\$22,819.00 / 15 = \$1,521.00$  per year. Beginning in 2000 reduces the value of improvements by  $\$1,521.00 \times 13 = \$19,773$ . which leaves a remaining taxable value of  $\$3,046.00$ . I assume this is below your assessed base values. I will need a copy of those values as established by the Arizona Department of Revenue.

It is now clear that my original estimation of land value ( $\$29,500.00$ ) plus the depreciated value of the improvements ( $\$3,046.00$ ) for a total of  $\$32,546.00$  is less than my original opinion of value of  $\$53,259.00$ .

If you disagree with my findings please provide all Arizona Revised Statutes and Uniform Standards of Professional Appraisal Standards to back up your findings. Other wise I expect this value to be adjusted down to the correct value.

I find it interesting that your department has managed to contrive a way to maintain the value you erroneously set by correctly adjusting the land value to the proper amount but increasing the building values to compensate upward for that same amount.

Please note a copy of this and all the documentation provided by your department is being sent to the Arizona Department of Revenue and our legislative representative Mr. David Stevens.

Sincerely,

Kathy Glidewell

Cc: Arizona Department of Revenue – Steve Barney  
Representative David Stevens

2012 JUN -1 11:11:23





02 123 9 <sup>11</sup> ~~11A~~

09000 51

RESIDENTIAL PROPERTY RECORD

GRAVER WILLARD E W ETUX  
BOX 729

LYON CLIVE, DAVE ETUX.  
BENSON ARIZ

2012 AUG -1 AM 11:23

RANCHITOS LOS ALAMOS #1 W2 DE LOT 11

ANNUAL ASSESSMENT					SUMMARY OF VALUES				
	Change	Land	Improvements	Total	Property	Class	Appraised Value	%	Assess Value
19 6d	1470	\$ 165	\$ 1400	\$	Land	R	\$ 2000		\$
19 71	197	360	1400						
19 72	1970	360	1400						
19 71	197	360	1400		Buildings and Improvements	B	\$ 6236		\$
19 72	1970	360	1115	1447					
19 73	180	360	1115		Household Furnishings	H	\$		\$ 110
19 74	180	360	1115						
19 74	180	360	1115						
19					TOTAL VALUE		\$ 14236		\$

SERVICES AND AREA			
Off Site Improvements	Utilities	Zoning	Neighborhood
Paved Street	City Water	Single Family	Improving
Black Topped Street	Well	Two Family	Stable
Gravelled Street	Sewer	Multi Family	Declining
Unimproved	Septic Tank	Business	Blighted
Public Walks	Natural Gas	Commercial	
Curbs and Gutters	Cesspool	Industrial	
Alley	L. P. Gas		
No Alley	Electricity		
Telephony			

DATE OF APPRAISAL \_\_\_\_\_  
 MEASURED BY \_\_\_\_\_  
 LISTED BY \_\_\_\_\_  
 PRICED BY POWELL 2012  
 REVIEWED BY P DATE 2/1  
 POSTED BY \_\_\_\_\_ DATE \_\_\_\_\_

LAND VALUE CALCULATION				
Regular Lot Size		Irregular Lot Size		
330 x 662		x	x	x
330 x 662		x	x	x
x		x	x	x
x		x	x	x
Front Foot or Sq. Foot	Unit Value	Depth, Corner, Other Table Factor		Value
330	2000			\$ 2000
				2000
				4925

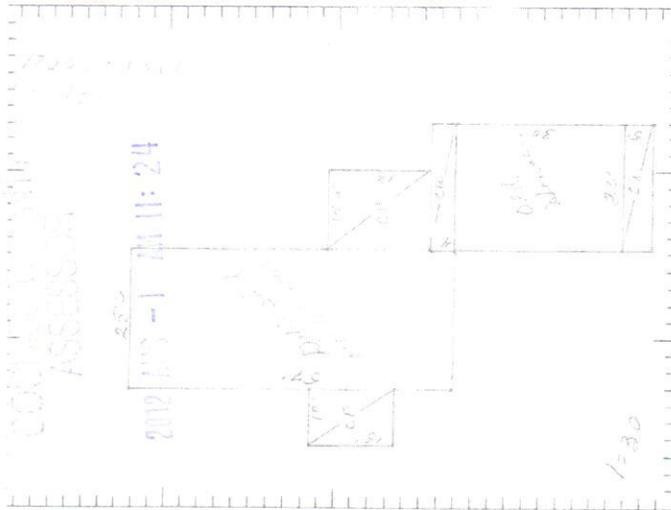
R3 CHANGED TO R2A HOUSE S/  
 ALLOWED DWEDYF  
 REMARKS FOR R2 #6  
 1970 DEP. - 1969 MAN. 475  
 1970 DEP. - 1969 MAN. 475  
 1971 MAN. - 1973 DEP. 1-18-1956  
 Land improved (revision 2000) 12-15  
 Added Utility Street 1-18-74

CLASSIFICATION NO

12 123-9-11

STORIES				ROOMS				NO. APTS.				INTERIOR FINISH				ELECTRICAL			
Type & Use				Construction				Quality of Construction				Grade				Grade			
Single Dwlg.				Frame				Grade				Unfinished				Wiring			
Two Fam. Dwlg.				Solid Masonry				4 Excellent				Plastered				Fixtures			
Three Fam. Dwlg.				Block				3 Good				Drywall				BASEMENT			
Four Fam. Dwlg.				Brick Veneer				2 Fair				Wallboard				None			
				Pc/Plab				1 Minimum				Plywood Plain				Full Unfinished			
												Plywood Detailed				Part: Unfinished			
												Hardwood Panel				Area			
												Knotty Pine				Part: Finished			
												BATH WALLS				Area:			
												Metal Tile				Concrete Floor			
												Plastic Tile				Other			
												Ceramic Tile				GRADE RATE			
												Plastered				Description:			
												Drywall							
												HEATING & COOLING							
												Hot Air Grav				ATTIC			
												Hot Air Forced				Unfinished			
												Steam				Finished			
												Hot Water				Area			
												Radiant				GRADE RATE			
												Floor Furn				Description:			
												Wall Furn							
												Elec. Panel							
												Refrigeration							
												Evap. Cooler				PORCHES			
												Fireplace				Number: Open			
												0 S. Chimney				Number: Closed			
												PLUMBING				Frame			
												Base				Masonry			
												2 Fix. Bath				Terraces			
												3 Fix. Bath				Patio			
												Water Closet							
												Lavatory				PHYSICAL CONDITION			
												Tub				4 3 2			
												Shower Stall				Other Items			
												Kit. Sink							
												Lodg. Tubs							
												Hot Water Htr.							
												Disposal							

GROUND PLAN SKETCH  
INDICATE NUMBER OF STORES



DATE OF CONSTRUCTION

REPLACEMENT COST AND FINAL VAL

Date	Age	Source	ITEM NO.	AREA OR QUANTITY	UNIT COST
	10		BASE	680	
DEPRECIATION AND OBSOLESCENCE			R-32A	680	6.99
Age (Normal Depreciation)	10%		302a		
Physical Condition	11%				
Modernization (Minus)	12%				
Total Depreciation	33%		143	1.90	
Net Condition	13%		115	1.40	
SPECIAL OBSOLESCENCE			13A2a	4688	4.16
Location (Area No.)			13A4a	1500	5.33
Other					
Total Special Obsolescence					
Final Net Condition					
SPECIAL NOTES					

OTHER		FRONT		DIMENSIONS		Area Sq. Ft.	Rep. Value	Dep.	Value
						420 x 1.80	774	16	650
						117 x 3.00	351	16	270
						3.25 x 3.24	1253	16	1077
Utility	2			6 1/4	57 x 25 1/4	1454 x .72	1047	16	879

REPLACEMENT COST	5559	90
FINAL NET CONDITION		8
FINAL VALUE	650	
MAIN BUILDING	4688	76
OTHER	1287	28
OTHER IMPROVEMENTS		
TOTAL BUILDINGS AND IMPROVEMENTS		105

TOTAL \$ 2876

Form T01-5 © 1975



CO. ...  
ASession

### RESIDENTIAL OR COMMERCIAL FIELD WORKSHEET

2012 AUG -1 AM 11:24

Parcel No. COUNTY   BOOK   MAP   PARCEL NO.   SPLIT   Date

Ownership

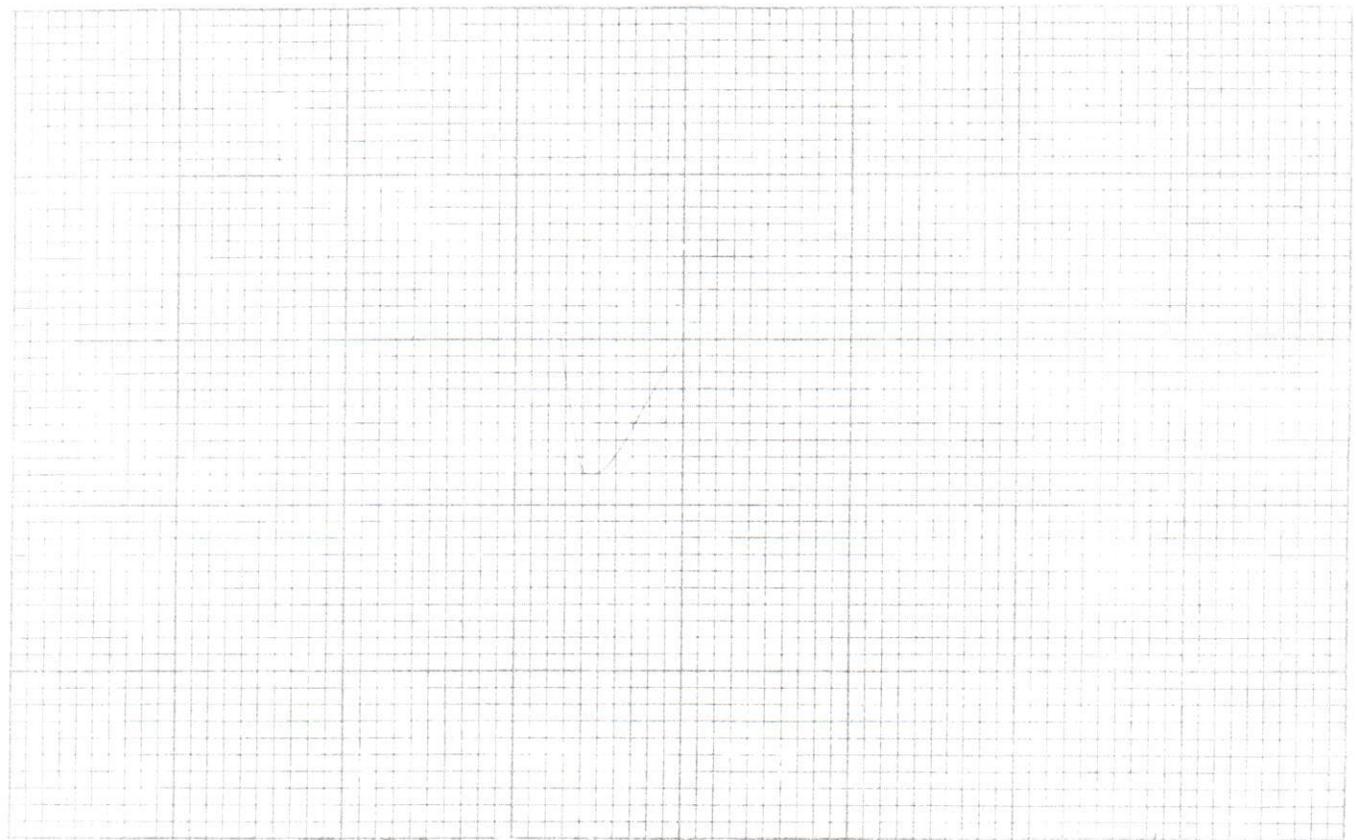
Town  Subdivision  Construction Year

Lot  Block  Class

Type  Use

Street Address  Lister

Owner Occ.  YES  NO  RENTAL Quality     MIN FAIR GOOD EXCELLENT Physical     MIN FAIR GOOD EXCELLENT



#### COMMERCIAL MODEL DATA

409. OBSOLESCENCE (34-35)

410. MODERNIZATION (36-37)

410A. WALL HEIGHT ADJUSTMENT

410B. PARTIAL COMPLETE

(Enter % complete)

*25725 7 units detached 21*  
*1 - 16*  
*1 - 16*  
*1 - 16*

COUNTY ASSESSOR

2012 AUG -1 AM 11:24

Bldg.	Code									
Foundation										
Structure										
STORIES		<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	<input type="checkbox"/> 9
NUMBER OF ROOMS		<input type="checkbox"/> 1	<input type="checkbox"/> 1.5	<input type="checkbox"/> 2	<input type="checkbox"/> 2.5	<input type="checkbox"/> 3	<input type="checkbox"/> 3.5	<input type="checkbox"/> 4	<input type="checkbox"/> 4.5	<input type="checkbox"/> 5
Exterior Walls		<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8
Doors										
Windows										
Roofs										
ROOFING		<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8
Floors										
Interior Finish										
HEAT		<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8
AIR CONDITIONING		<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/>					
Plumbing		<input type="checkbox"/>	<input type="checkbox"/>							
Electrical										
Elevators										
Other										
GARAGE/CARPORT		<input type="checkbox"/> 1	<input type="checkbox"/> 3	<input type="checkbox"/> 6	<input type="checkbox"/> 9	CAPACITY		<input type="checkbox"/>		

1  
1  
 2  
1.5  
 3  
2  
 4  
2.5  
 5  
3  
 6  
3.5  
 7  
4  
 8  
4.5  
 9  
5

0  
FR. WD.  
 1  
FR BRK.  
 2  
R PAINT  
 3  
R STU.  
 4  
BRK.  
 5  
STONE  
 6  
SLUM  
 7  
PADOE  
 8  
OTHER

0  
WOOD  
 1  
ASP  
 2  
ASB  
 3  
BLT-UP  
 4  
TILE  
 5  
SLATE  
 6  
METAL  
 7  
ROLL  
 8  
NONE

0  
GRAY.  
 1  
PORC.  
 2  
STEAM  
 3  
HOT WAT.  
 4  
RADIANT  
 5  
FLN. FUR.  
 6  
WAL FUR.  
 7  
ELEC.  
 8  
OTHER

0  
REFRIG.  
 1  
EVAP. COOL.  
 2  
WALL UNIT

Total No.

1  
GARAGE  
 3  
CARPORT  
 6  
BOTH  
 9  
NONE

2010  
ASSESSOR'S OFFICE  
RE-CREATE UPDATE 1000

CRUSTY REEF MAP PARCEL SPOT CARD COUNT

DATE

CLASS

400. PHYSICAL CONDITION (35)

409. OBSOLESCENCE (34-35)

410. MODERNIZATION (36-37)

411. POSSESSORY RIGHTS (32-34)

412. CONSTRUCTION YEAR (45-48)

413. TOTAL SQUARE FEET OF BUILDING (49-50)

415. LAND SQUARE FOOTAGE (57-63)

416. LAND VALUE (64-71)

417. TOTAL OF ADDITIONS TO MAIN BLDG. (72-79)

PARCEL NO.

BLT

INDICATOR

15-18

19

20

21-22

23

24

25

26

27

28-29

30

31

32

33-36

37-38

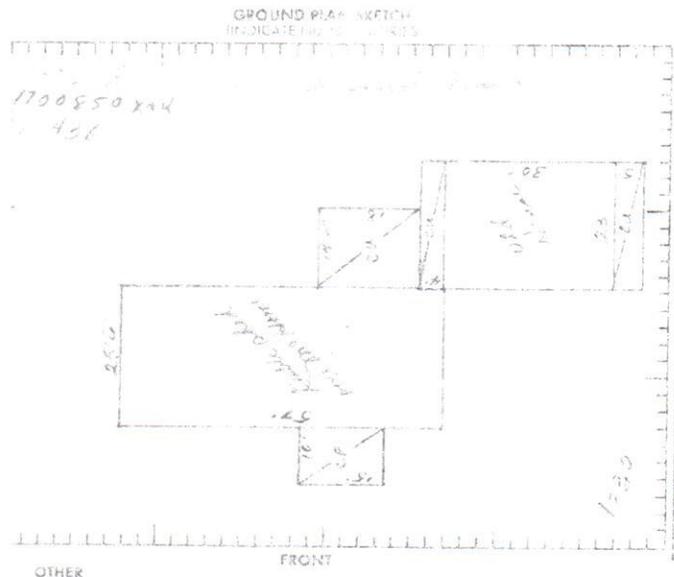
39

40

41-44

45

LAND VALUE



DATE OF CONSTRUCTION

REPLACEMENT COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	690		
DEPRECIATION AND OBSOLESCENCE			
Age (Normal Depreciation)			1699
Physical Condition			49
Modernization (Minus)			100
Total Depreciation			1748
Net Construction			5152
SPECIAL OBSOLESCENCE			
Location (Area No)			
Other			
Total Special Obsolescence			1382
Final Net Condition			3770
SPECIAL NOTES			
10-27-76 value 1100			

OTHER

Grade	Water	Flow	Rate	Dimensions	Area Sq. Ft.	Area	Value	Yr	Comm'l	Mass
1st		C	5	20' x 11'	220	1000	650	76	2200	
2nd			5	60' x 10'	600	440	270	79	15849	
3rd			10	10' x 10'	100	1759	1972	80	19964	
4th			6 1/2	57' x 25'6"	1452	1452	879			
5th			8	25' x 25'	625	2750				

2000 ASSESSMENT

10-27-76

	CL.	CASH VALUE	%
LAND	01	2000	150
IMPR.	01	8395	150
PERS. PROP.			

YR	CL.	%	UNIT	CASH VALUE
76	72	15		5913
77	72	15		5794
78	72	15		5375
79	72	15		5913

STATE NITROGEN OXYGEN  
P.O. BOX 882  
BOZEMAN MT

2012 AUG -1 AM 11:24  
33812

SECTION 1.05/500 MARGINAL LOT 001  
TWO OTOS LAS MARIAS 41 LOT 11

STREET ADDRESS  
D.B.A.

YEAR	CL.	%	LAND	CL.	%	IMP.	%	P.P.	TOTAL AV.	EXEMPTION	MERCHANDISE	NET ASS'D. VAL.	%	TOTA
75	72	15	2000	01	15	1620	15	897	2537			2537	150	1620
76	72	15	2000	01	15	1620	15	897	2537			2537	150	1620
77	72	15	2000	01	15	2289	15	867	3156			3156	150	2289
78	72	15	2000	01	15	1990	15	591	2781			2781	150	1990
79	72	15	2000	01	15	1990	15	591	2781			2781	150	1990

*10/3/81 changed White Home value*

LOT SIZE: X X  
IRREGULAR:

SERVICE AREA

WATER	SEPTIC TANKS	BLACKTOP
ELECTRIC	CITY SEWER	GRAVEL
NATURAL GAS	TELEPHONE	BLADED
BUTANE		MAP ONLY

DATE OF APPRAISAL: BY:

YEAR	FF	SF	AC	UNIT VALUE	ADJ. FACTOR	F.C.V.	REVIEWED BY:	REMARKS
							LF	
80						2000		

COO...  
ASSESSOR

2012 AUG -1

**AFFIDAVIT OF PROPERTY VALUE**

This form has been approved by the Arizona Department of Revenue pursuant to A.R.S. § 11-1133

1. ASSESSOR'S PARCEL NUMBER(S) (Primary Parcel Number):  
 (a) 123-09-011-8  
 BOOK MAP PARCEL SPLIT  
 Does this sale include any parcels that are being split/divided?  
 Check one: Yes  No   
 (b) How many parcel numbers, other than the primary parcel number, are included in this sale? \_\_\_\_\_  
 List the additional parcel numbers (up to 4) below.  
 (c) \_\_\_\_\_ (e) \_\_\_\_\_  
 (d) \_\_\_\_\_ (f) \_\_\_\_\_

9. FOR OFFICIAL USE ONLY (buyer and seller leave blank)  
 (a) County of Recordation: \_\_\_\_\_  
 (b) Docket & Page Number: \_\_\_\_\_  
 (c) Fee/Recording Number: \_\_\_\_\_  
 (d) Date of Recording: \_\_\_\_\_  
 Assessor/DOR Validation Codes:  
 (e) Assessor: \_\_\_\_\_ / \_\_\_\_\_ (f) DOR: \_\_\_\_\_ / \_\_\_\_\_  
 Use Code: \_\_\_\_\_

2. SELLER'S NAME & ADDRESS:  
Glen Lyon  
2111 E. Waverly  
Tucson, AZ 85719  
 3. BUYER'S NAME & ADDRESS  
Kathy Glidewell  
668 Desert Jewel Drive  
Cottonwood, AZ 86326  
 Buyer and Seller related? Yes \_\_\_\_\_ No   
 If yes, state relationship: \_\_\_\_\_

10. TYPE OF DEED OR INSTRUMENT (Check One):  
 a.  Warranty Deed d.  Contract or Agreement  
 b.  Special Warranty Deed e.  Quitclaim Deed  
 c.  Joint Tenancy Deed f.  Other \_\_\_\_\_  
 11. TOTAL SALES PRICE: \$ 35,000.00  
 12. PERSONAL PROPERTY:  
 Did the sale include any personal property that has a value greater than 5% of the sale price?  
 (a) Yes  No  If yes, briefly describe: Mobile Home  
 Approximate Value: (b) \$ 25,000.00

4. ADDRESS OF PROPERTY:  
317 W. Four Feathers Lane, Benson, AZ 85602

13. DATE OF SALE: 07 / 09  
 Month Year  
 Note: This is the date of the contract of sale. If you are recording title in fulfillment of a previously recorded contract, you need not complete this affidavit.

5. MAIL TAX BILL TO:  
Kathy Glidewell  
668 Desert Jewel Drive  
Cottonwood, AZ 86326

14. DOWN PAYMENT (cash, etc.): \$ \_\_\_\_\_  
 15. METHOD OF FINANCING:  
 a.  All Cash (Paid in Full) e.  New loan(s) from financial institution  
 b.  Exchange or Trade (1)  Conventional (2)  VA (3)  FHA  
 c.  Assumption of existing loans(s) f.  Other, explain \_\_\_\_\_  
 d.  New loan from seller (Seller Carryback)

6. TYPE/USE OF PROPERTY AT TIME OF SALE (Check One):  
 a.  Vacant Land f.  Commercial/Industrial  
 b.  Single Family Residence other than Mobile Home g.  Agriculture  
 h.  Mobile Home  
 c.  Condo / Townhouse i.  Other Use, Specify: \_\_\_\_\_  
 d.  2-4 Plex  
 e.  Apartment Building

16. PARTIAL INTERESTS: Is only a partial ownership interest being transferred?  
 For example: 1/4 (.25) or 1/2 (.50). Yes \_\_\_\_\_ No   
 If yes, explain: \_\_\_\_\_

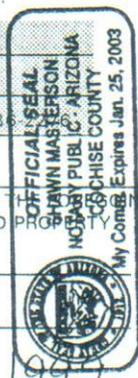
7. RESIDENTIAL BUYER'S USE:  
 Answer if you checked b, c, d, or h above (Check One):  
 To be occupied by owner or "family member."  To be rented to someone other than "family member."

17. ADDITIONAL INFORMATION (check all that apply):  
 a.  Affixed Mobile Home b.  Other: \_\_\_\_\_  
 Number of Units: \_\_\_\_\_ (Apartment, Motel, Mobile Home Park)

8. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Fidelity National Title Agency, Inc.  
557 W. 4th Street  
Benson, AZ 85602 Phone (520) 586-\_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 11, Ranchitas Los Alamos, Unit #1

THE UNDERSIGNED BEING DULY SWORN, ON OATH, THAT THE 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 28th day of June, 1999  
 Notary Public Shawn M. [Signature]  
 Notary Expiration Date 1-25-03  
 DOR FORM 82162 (Rev. 2/99)



THE UNDERSIGNED BEING DULY SWORN, ON OATH, THAT THE INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.  
 \_\_\_\_\_  
 Signature of Buyer/Agent  
 State of Arizona, County of \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

# TERMINIX INTERNATIONAL FOR REAL ESTATE TRANSFERS

POSTED: \_\_\_\_\_  
DATED: \_\_\_\_\_

OWNER'S NAME Lyon OCCUPANT \_\_\_\_\_

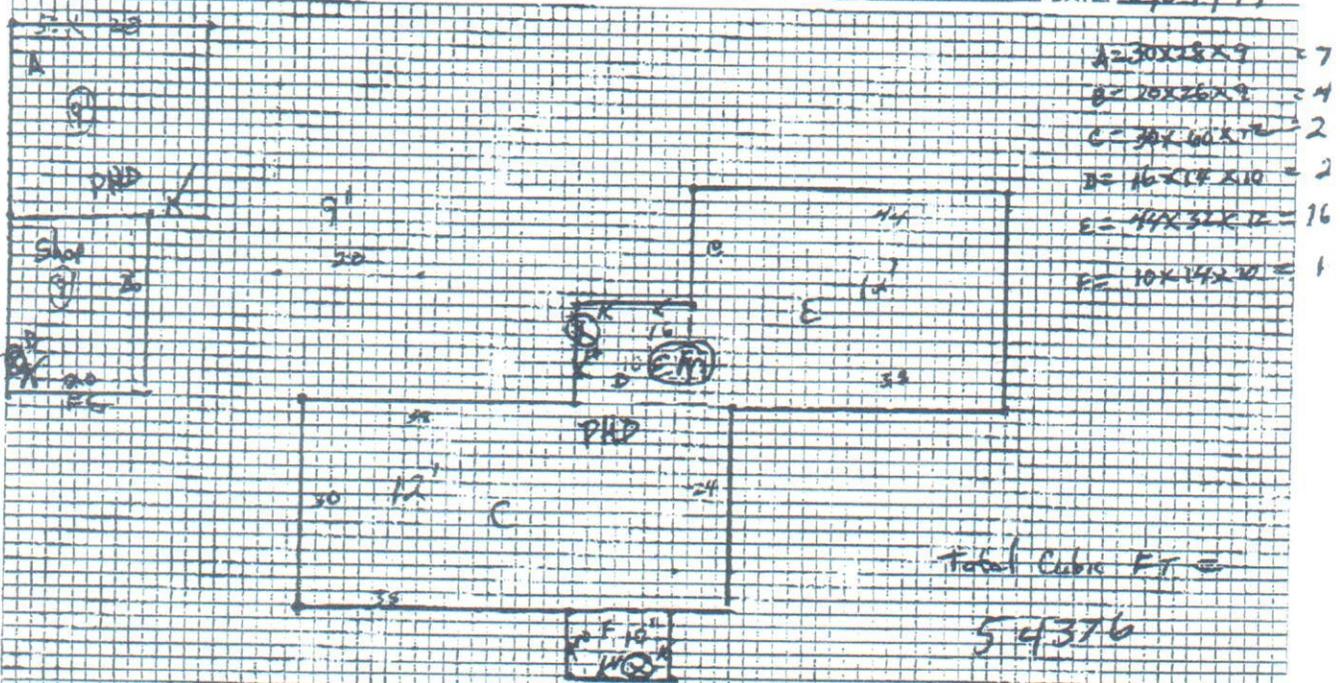
PROPERTY ADDRESS 317 W. Four Feathers Way CITY Benson STATE AZ

HOME PHONE \_\_\_\_\_ BUSINESS PHONE 327 9867 INSPECTED BY Alc Dewey

LINEAL FOOTAGE \_\_\_\_\_ DEPTH TO FOOTER \_\_\_\_\_ Scale = 2:1

BUILT PRE 1965?  YES  NO YEAR BUILT: \_\_\_\_\_

TERMINIX MANAGER ACCEPTANCE BY: \_\_\_\_\_ DATE: 5/29/99



Total Cubic Ft = 54376

CUSTOMER SIGNATURE ON REVISED COPY

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

- |                     |   |  |   |   |
|---------------------|---|--|---|---|
| KEY TO EVIDENCE OF: | <input type="checkbox"/> SUBTERRANEAN TERMITES = X      | <input type="checkbox"/> POWDER-POST BEETLES = PPB               | <input type="checkbox"/> CARPENTER ANTS = CA      | TYPE OF CONSTRUCTION:   |
|                     | <input type="checkbox"/> DRYWOOD TERMITES = K           | <input type="checkbox"/> WOOD BORING BEETLES = WB                | <input type="checkbox"/> CELLULOSE DEBRIS = CD    | <input checked="" type="checkbox"/> CRAWL SPACE <input type="checkbox"/> BASEMENT |
|                     | <input type="checkbox"/> DAMPWOOD TERMITES = Z          | <input type="checkbox"/> FUNGUS = F                              | <input type="checkbox"/> EXCESSIVE MOISTURE = EM  | <input type="checkbox"/> SUPPORTED SLAB   |
|                     | <input checked="" type="checkbox"/> EXISTING DAMAGE = @ | <input type="checkbox"/> WELL/CISTERN = W/C                      | <input type="checkbox"/> FAULTY GRADE = FG        | <input type="checkbox"/> FLOATING SLAB  |
|                     | <input type="checkbox"/> FORMOSAN TERMITES = C          | <input checked="" type="checkbox"/> POSSIBLE HIDDEN DAMAGE = PHD | <input type="checkbox"/> EARTH-WOOD CONTACTS = EC | <input type="checkbox"/> MONOLITHIC SLAB  |

- TYPE OF FOUNDATION:  CONCRETE  HOLLOW BLOCK  BRICK  STONE  OTHER
- PROPERTY HAS A:
- |  |  |  |   |
|--|--|--|---|
| 1. WELL <input type="checkbox"/> YES <input type="checkbox"/> NO   | 2. CISTERN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                             | 3. SUMP PUMP <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | 4. FRENCH DRAIN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| 5. STUCCO BELOW GRADE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                | 6. "RIGID FOAM INSULATION" BELOW GRADE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | 7. INACCESSIBLE AREA(S):   | 10. RADIANT HEAT <input type="checkbox"/> YES <input type="checkbox"/> NO           |
| 8. A/C - HEAT DUCTS IN OR BELOW SLAB <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | 9. PLENUM A/C - HEAT SYSTEM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO            |  |   |

INSPECTOR'S STATEMENT OF VISIBLE DAMAGE  
Delayed Termite Damage SE Entry Sill Plate Shop studs SW  
AAADON Shop Possible Hidden Damage

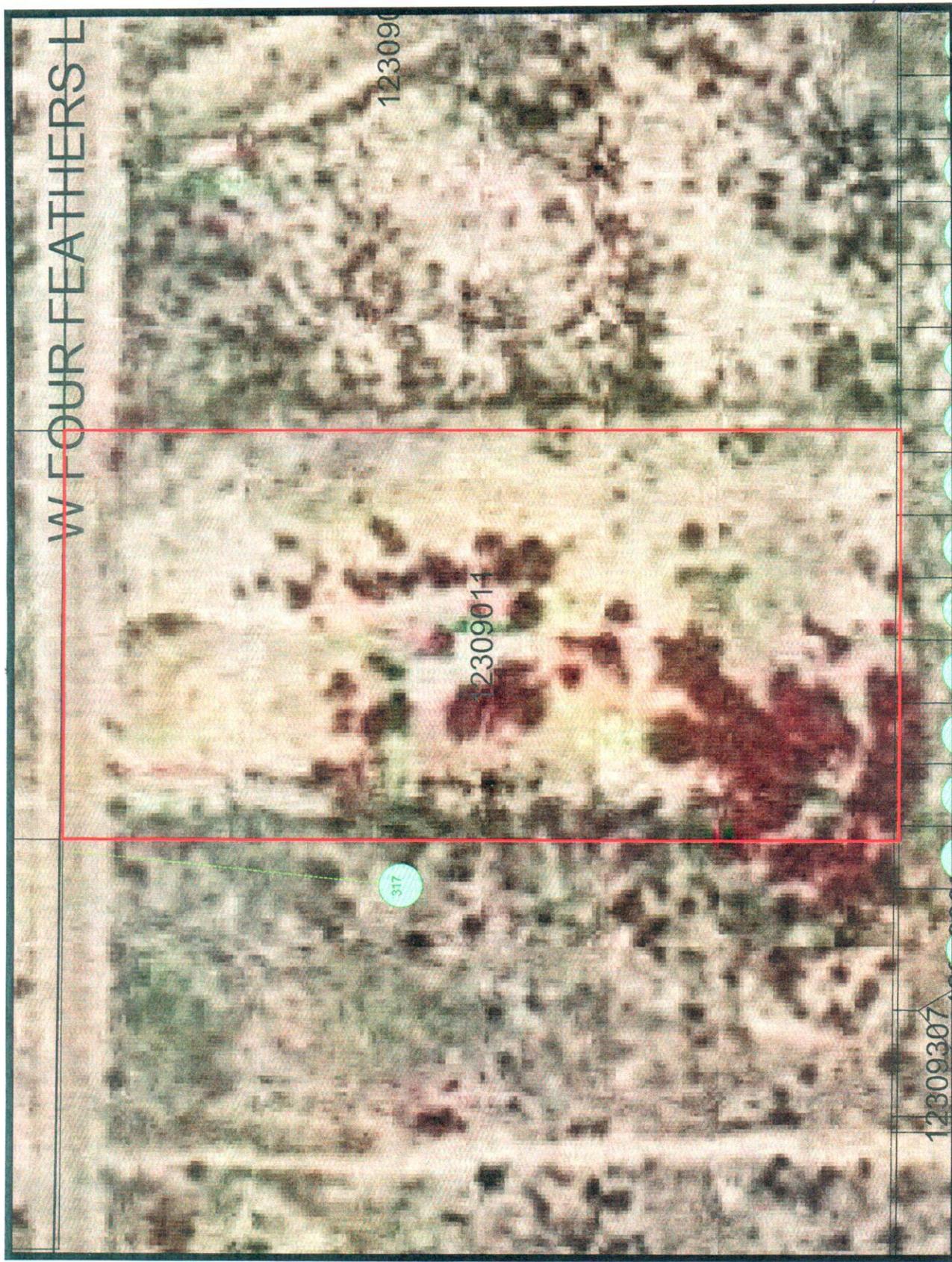
BY: Alc Dewey DATE: 5/29/99

TERMINIX IS NOT RESPONSIBLE FOR REPAIRS TO DAMAGES DISCLOSED ABOVE. IN ADDITION, HIDDEN DAMAGE MAY EXIST IN CONCEALED OR INACCESSIBLE AREAS. TERMINIX CANNOT GUARANTEE THAT THE DAMAGE DISCLOSED BY VISUAL INSPECTION OF THE PREMISES SHOWN ABOVE REPRESENTS THE ENTIRETY OF THE DAMAGE WHICH MAY EXIST AS OF THE DATE OF THE INITIAL CONTROL APPLICATION. TERMINIX SHALL NOT BE RESPONSIBLE FOR REPAIR OF ANY EXISTING DAMAGE, INCLUDING, WITHOUT LIMITATION, ANY DAMAGE WHICH EXISTED IN AREAS OR IN STRUCTURAL MEMBERS WHICH WERE NOT ACCESSIBLE FOR VISUAL INSPECTION AS OF THE DATE OF THIS GRAPH, THE ABOVE GRAPH, AND THE AREAS CONTAINING VISIBLE ACTIVITY OR DAMAGE, HAVE BEEN DESCRIBED TO ME AND ARE AFFIRMED BY ME AS OWNER OR AGENT OF THE ABOVE PROPERTY. I ALSO AFFIRM THAT I UNDERSTAND THAT TERMINIX IS NOT LIABLE FOR HIDDEN DAMAGE INACCESSIBLE TO THE INSPECTOR.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Form #2202 Rev. 12/96 R/P 12/96  
©1994 The Terminix International Company L.P.

June 1496

W FOUR FEATHERS L



12309011

12309014

317

12309307

COOK COUNTY  
ASSESSOR

COOK COUNTY  
ASSESSOR  
2012 ICB - 1

24

CO...  
ASSESS...  
2012 AUG - 11 AM 11:20

Sept. 2003

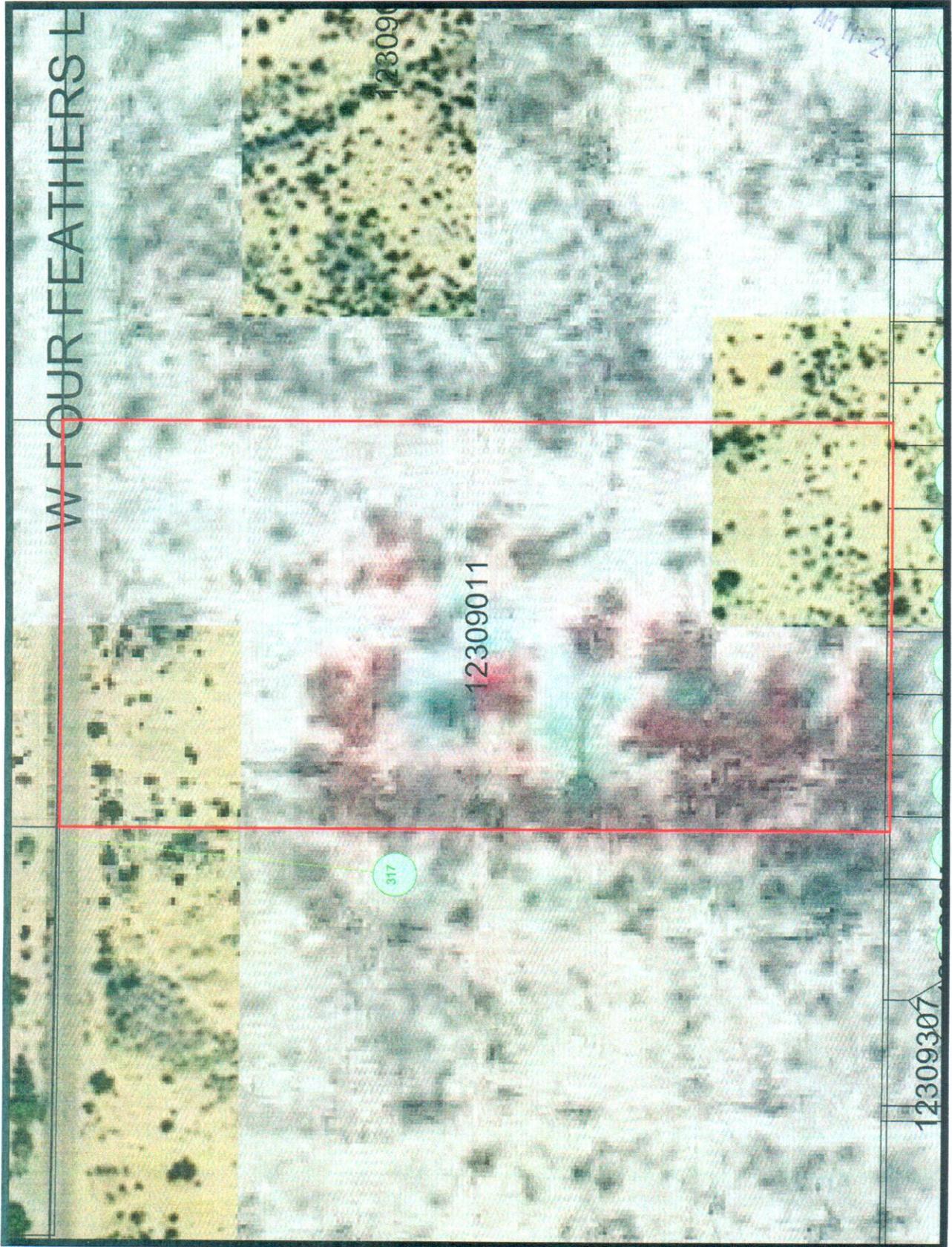
W FOUR FEATHERS L

1230900

12309011

317

12309307



June 2007

W FOUR FEATHERS L

1230900

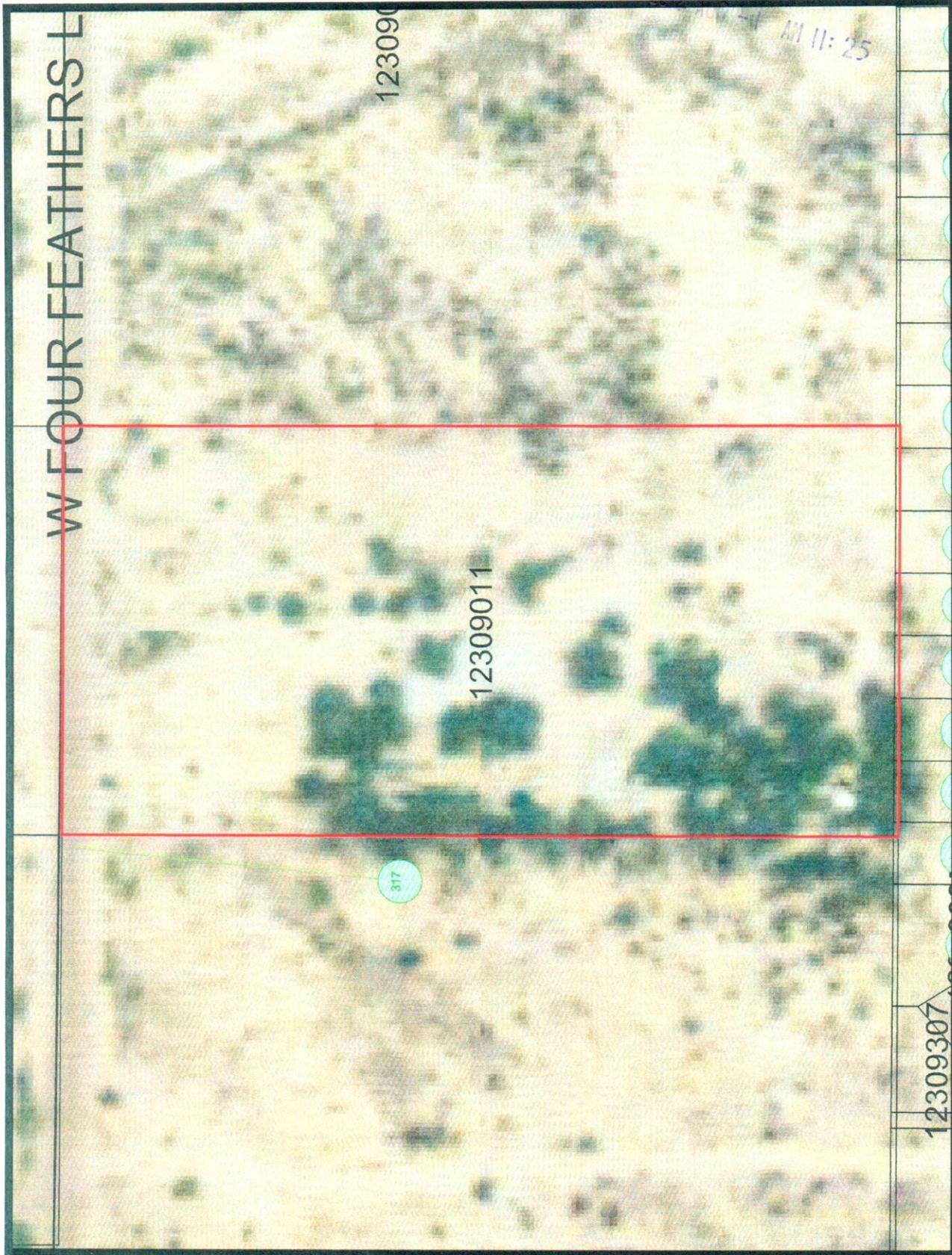
12309011

317

12309307

COUNTY OF ...  
ASSESSOR

2012 JUN 24 AM 11:25



COCONINO COUNTY  
ASSESSOR  
2012 AUG 21 AM 11: 55

W FOUR FEATHERS L

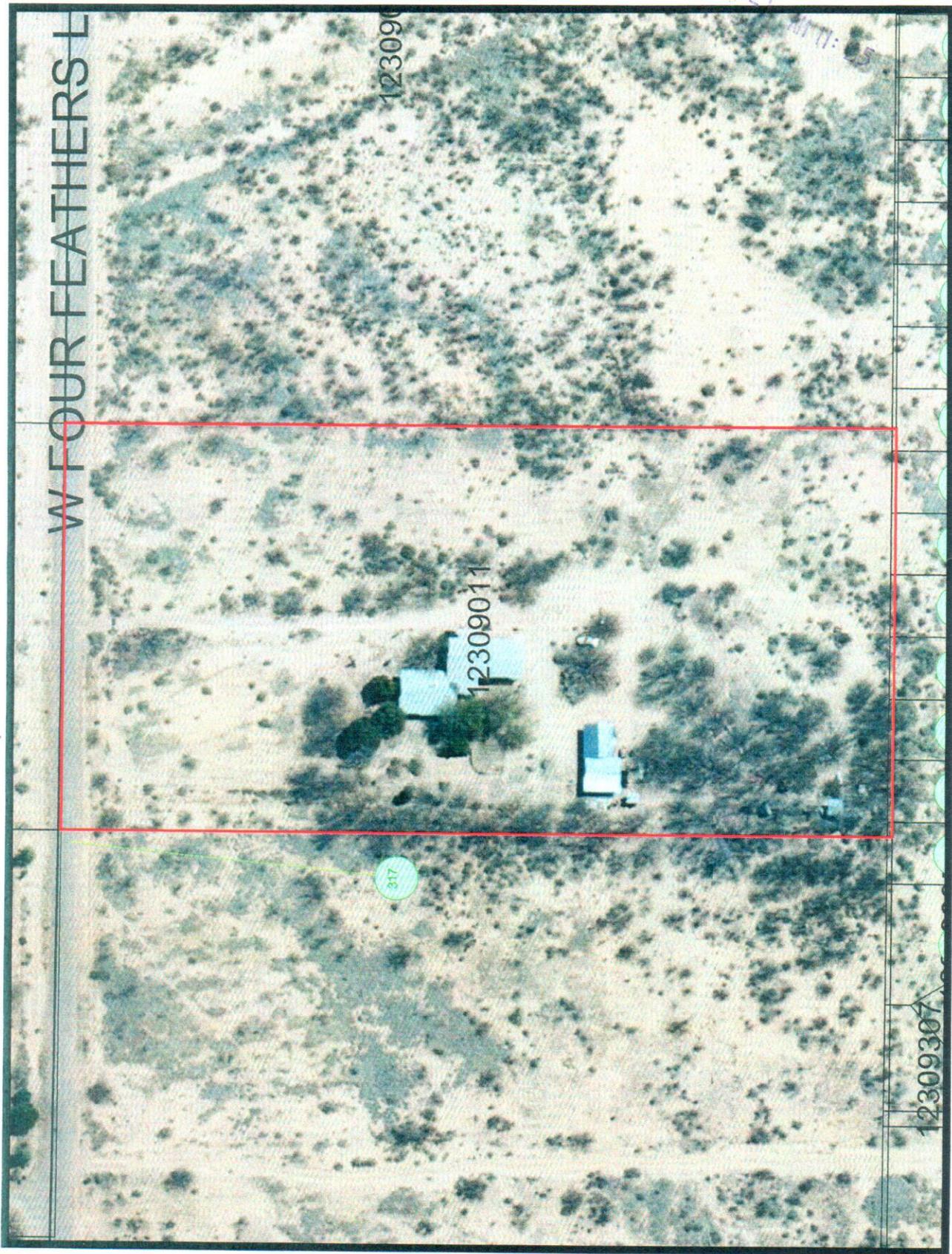
123090

12309011

317

12309307

April 2008



June 2010

COOK COUNTY  
ASSESSOR

2012

11:25



5

COOK COUNTY  
ASSESSOR

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description 317 W Four Feathers Lane City Benson State AZ

Legal Description Ranchitos Los Alamos #1, Lot 11, City Benson State AZ

Assessor's Parcel No. 123-09-011 Tax Year 1996 R.E. Taxes \$236.44

Borrower Lyon Current Owner Lyon Occupant: [X] Owner [ ] Tenant [ ] Vacant [ ]

Property rights spanned [X] Fee Simple [ ] Leasehold [ ] Project Type [ ] FUD [ ] Condominium (HUD/VA only) HOAS N/A

Neighborhood or Project Name Benson Map Reference SMA-8520 Census Tract 00 N/A

Sale Price \$ N/A Date of Sale Insp. 6/97 Description and \$ amount of loan charges/concessions to be paid by order Unknown

Lender/Client Glen Lyon Address 2111 E Waverly, Tucson, AZ 85719 (327-9867)

Appraiser Mark A. Heitzinger, AM Address 3561 E. 42nd Stravenue, Tucson, AZ 85713

Table with columns: Location (Urban, Suburban, Rural), Predominant occupancy (Owner, Tenant, Vacant), Single family housing PRICE AGE, Present land use % (One family, 2-4 family, Multi-family, Commercial, Vacant), Land use change (Not likely, In process, To: Single family, from vacant).

Notice: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: SEE EXPLANATORY COMMENTS.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): SEE EXPLANATORY COMMENTS.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): According to MLS Statistics and discussions with local realtors, supply and demand are currently in balance. There are typically no sales or financing concessions in the Benson market.

THIS IS A COMPLETE APPRAISAL/SUMMARY APPRAISAL REPORT.

Project information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? [ ] YES [ ] NO

Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A

Describe common elements and recreational facilities: N/A

Dimensions 330' X 662'

Site area APPROX 5.015 Acres per assessor Corner Lot [ ] Yes [X] No

Specific zoning classification and description TR-36 Transitional to residential

Zoning compliance [X] Legal [ ] Legal nonconforming (Standardized use) [ ] Illegal [ ] No zoning

Hazard & best use as improved: [X] Present use [ ] Other use (explain)

Usefulness Public Other Off-site improvements Type Public Private

Electricity [X] None [ ] Well [ ] Septic [ ] Storm sewer [ ] None [ ] Alley [ ] None [ ]

Topography Basically level Size Typical for area Shape Rectangular Drainage Appears adequate View Distant mountains Landscaping Desert Driveway Surface Dirt Apparent assessments Roadway & utility FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Zone Zone C Map Date 12/4/84 FEMA Map No. 040012 0548 B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): SEE EXPLANATORY COMMENTS.

Table with columns: GENERAL DESCRIPTION (No. of Units, No. of Stories, Type, Design, Existing/Proposed, Age, Floor Area), EXTERIOR DESCRIPTION (Foundation, Exterior Walls, Roof Surface, Gutters & Downspouts, Window Type, Storm/Screen, Manufactured Home), FOUNDATION (Slab, Cantilever, Basement, Sump Pump, Dampness, Settlement, Infestation), BASEMENT (Area Sq. Ft., X Finished, Ceiling, Walls, Floor, Outside Entry), INSULATION (Roof, Ceiling, Walls, Floor, None, Unknown).

Table with columns: ROOMS (Bathroom, Level 1, Level 2), Rooms (Bath, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft.)

Finished area above grade contains: 7 Rooms, 3 Restroom(s), 2.75 Bath(s), 2,064 Square Feet of Gross Living Area

Table with columns: INTERIOR (Materials/Condition, Floors, Walls, Trim/Finish, Bath Floor, Bath Waincoat, Doors, wood 1 panel mixed/AVK), HEATING (Type, Fuel, Condition, COOLING, Central, Other), KITCHEN EQUIP. (Refrigerator, Range/Oven, Disposal, Dishwasher, Fan/Hood, Microwave, Wash/Dryer), ATTIC (None, Stairs, Drop Stair, Scuttle, Floor, Heated, Finished), AMENITIES (Fireplace(s), Patio, Deck, Porch, Fence, Pool, Workshop), CAR STORAGE (None, Attached, Detached, Built-in, Carport, Driveway).

Additional features (special energy efficient items, etc.): SEE EXPLANATORY COMMENTS.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: SEE EXPLANATORY COMMENTS.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: There are no known or apparent adverse environmental conditions that would negatively impact on the value of the property.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. R1534-97

**ESTIMATED SITE VALUE** ..... \$ 25,000

**ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:**

Dwelling 2,064 Sq. Ft. \* \$ ..... \$

54 Ft. \* \$ ..... \$

**Patio, Porches, Workshop** ..... \$

Garage/Carport 590 Sq. Ft. \* \$ ..... \$

Total Estimated Cost New ..... \$

Less: Physical Functional External

Depreciation ..... \$

Depreciated Value of Improvements ..... \$

\*As-is Value of Site Improvements ..... \$

**INDICATED VALUE BY COST APPROACH** ..... \$

Comments on Cost Approach (such as, adjustments for location, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): SEE EXPLANATORY COMMENTS.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	317 W Four Feathers Lane Benson	18071 S Copper Cut Trail 305-52-001X	3350 E Mesclero Dr 305-20-0130	15701 S Empire Road 306-19-0370
Proximity to Subject	Approx 20 miles W	Approx 20 miles W	Approx 18 miles W	Approx 7 miles W
Sales Price	\$ N/A	\$ 98,000	\$ 109,000	\$ 109,900
Price/Gross Liv. Area	\$ 0.00/sq ft	\$ 50.00/sq ft	\$ 60.56/sq ft	\$ 50.48/sq ft
Date and/or Verification Sources	Inspection TRW,MLS#9608878,Agent Exterior Inspection	Inspection TRW,MLS#9610835,Agent Exterior Inspection	Inspection TRW,MLS#9706529,Agent Exterior Inspection	Inspection TRW,MLS#9706529,Agent Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION (+) Adjustment	DESCRIPTION (+) Adjustment	DESCRIPTION (+) Adjustment
Sales or Financing Concessions	New Conv	-5,000	New Conv	-5,000
	No Concess		No Concess	
Date of Sale/Time	10/96	10/96	10/96	6/97
Location	Benson	Benson	Benson	Benson
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	5Acres/Avg	1.7Acre/Avg +10,000	3.3Acre/Avg	6Acres/Avg
View	DistantMtns/A	DistantMtns	DistantMtns/A	DistantMtns/A
Design and Appeal	Ranch/Fair	ManfgHome/Sup -5,000	Ranch/Far Sup -10,000	ManfgHome/Sup -5,000
Quality of Construction	Average	Superior -5,000	Far Superior -10,000	Superior -5,000
Age	1967/1971	1989 -4,000	1980 -2,000	1995 -5,000
Condition	Fair	Superior -5,000	Superior -5,000	Superior -5,000
Above Grade	Total: 7 3 2.75	Total: 7 3 1.75 +2,000	Total: 7 3 1.75 +2,000	Total: 7 3 2 +2,000
Room Count	7 3 2.75	7 3 1.75	7 3 1.75	7 3 2
Gross Living Area	2,064 Sq. Ft.	1,960 Sq. Ft. +1,600	1,800 Sq. Ft. +4,000	2,177 Sq. Ft. -1,700
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Elect FWA,C/A	PropanFA,Evap	PropanFA,Evap	PropanFA,Evap
Energy Efficient Name	Typical	Similar	Similar	Similar
Garage/Carport	2-Garage	None +2,500	2-Garage	None +2,500
Porch, Patio, Deck, Fireplace(s), etc.	2-Porch,AZ Rm	2-Porch +3,500	Porch +5,000	Porch,Deck +4,000
Fence, Pool, etc.	None	Fireplace -1,500	Fireplace -1,500	Fireplace -1,500
Upgrades	Fnce,Workshop	Fnce,Workshop	Fnce,Workshop	Fnce,Workshop
Net Adj. (total)	Sup. Upgrades: -5,000	Sup. Upgrades: -5,000	Sup. Upgrades: -5,000	Sup. Upgrades: -5,000
Adjusted Sales Price of Comparable	18,400	35,000	32,200	32,200
Indicated Value	79,600	74,000	77,700	77,700

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): The subject is compatible with the neighborhood. All comparables are confirmed by at least two sources and are considered to be the best available with which to estimate the market value of the subject. A thorough search of the general subject market area was conducted in order to find comparable sales of homes which are similar to the subject. SEE EXPLANATORY COMMENTS FOR ADDITIONAL DISCUSSION OF THE COMPARABLES.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date	None	None	None	None
Source for prior sales within year of appraisal	TRW/MLS	TRW/MLS	TRW/MLS	TRW/MLS

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: According to Multiple Listing Service of Tucson, the subject and comparables have not sold or been listed for sale within the past 12 months.

INDICATED VALUE BY SALES COMPARISON APPROACH ..... \$ 74,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A (Mo. x Gross Rent Multiplier N/A = \$ N/A)

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.

Conditions of Appraisal: THE ATTACHED EXPLANATORY COMMENTS AND ADDENDUM ARE AN INTEGRAL PART OF THIS REPORT.

Final Reconciliation: The Sales Comparison Approach was given most weight in estimating the market value of the subject. This approach is well supported by the Cost Approach. Income Approach was considered, however not applicable due to insufficient residential rental data.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on the above conditions and the certificate, contingent and limiting conditions, and market value definition that are stated in the attached Fidelity Mac Form 435/Fairfax Mac Form 1004B (Revised 6/93).

(WE) ESTIMATE THE MARKET VALUE, AS OF THE DATE OF THIS REPORT, AS OF JUNE 27, 1997

(WHICH IS THE DATE OF PROFESSIONAL AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 74,000

APPRAISER: *Mark A. Heitzinger* SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Name: Mark A. Heitzinger, MA Date Report Signed: July 12, 1997 State Certification #: 20785 State: AZ

Name: Bruce D. Greenberg, MAI, SRA Date Report Signed: July 12, 1997 State Certification #: 30031 State: AZ

2012 AUG -1 AM 11:25

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. R1534-97

Research Corporation



ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	317 W Four Feathers Lane Benson	104 Old Mill Road 208-41-016A	3348 E Papago Place 124-03-308	25325 E Arapaho Trail 302-20-1810
Proximity to Subject		Approx 1.5 miles NE	Approx 8 miles W	Approx 8 miles W
Sales Price	\$ N/A	\$ 88,500	\$ 75,700	\$ 68,000
Price/Gross Liv. Area	\$ 0.00/sf	\$ 44.25/sf	\$ 42.06/sf	\$ 44.10/sf
Date of Sale	Inspection	TRW, Benson-MLS, Agent	TRW, MLS#9607812, Agent	TRW, Contract, BensonMLS
Verification Source		Exterior Inspection	Exterior Inspection	Exterior Inspection
VALUATION ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales of Financing		No Conv -5,000	No Conv -5,000	No Conv -5,000
Concessions		No Concess	No Concess	No Concess
Date of Sale/Time	12/96	12/96	3/97	5/97
Location	Benson	Pomerene	JSixRanchetts	JSixRanchetts
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.5Acre/Avg	.5Acre/Avg +15,000	1.4Acre/Avg +10,000	1.2Acre/Avg +10,000
View	DistantMtns/A	DistantMtns/A	DistantMtns/A	DistantMtns/A
Design and Appeal	Ranch/Fair	Ranch/Far Sup -10,000	ManfgHome/Sup -5,000	ManfgHome/Sup -5,000
Quality of Construction	Average	Far Superior -10,000	Superior -5,000	Superior -5,000
Age	1963/1971	1980/1990 -4,000	1984 -3,000	1985 -3,000
Condition	Fair	Superior -5,000	Superior -5,000	Superior -5,000
Above Grade Room Count	Total: 7, Below: 3	Total: 9, Below: 4	Total: 6, Below: 3	Total: 6, Below: 3
Gross Living Area	2,064 sq. ft.	2,000 sq. ft. +1,000	1,680 sq. ft. +5,800	1,542 sq. ft. +7,800
Basement & Finished Porch Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Elect PWA, C/A	PropanFA, Evap	PropanFA, Evap	PropanFA, A/C
Energy Efficient Items	Typical	Similar	Similar	Similar
Garage/Carport	2-Carport	2-Carport +2,500	2-Carport -2,500	None +2,500
Porch, Patio, Deck	2-Porch, AZ Rm	Porch +5,000	None -6,000	Porch, Deck -4,000
Fireplace(s), etc.	None	Fireplace -1,500	None	None
Fence, Pool, etc.	Fence, Workshop	Fence +2,500	Fence +2,500	Wire Fence +2,500
Upgrades	Upgrades	Sup. Upgrades -5,000	Sup. Upgrades -5,000	Sup. Upgrades -5,000
Net Adj. (total)		\$ 12,500	\$ 800	\$ 800
Adjusted Sales Price of Comparable		\$ 76,000	\$ 76,500	\$ 68,800

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): SEE EXPLANATORY COMMENTS.

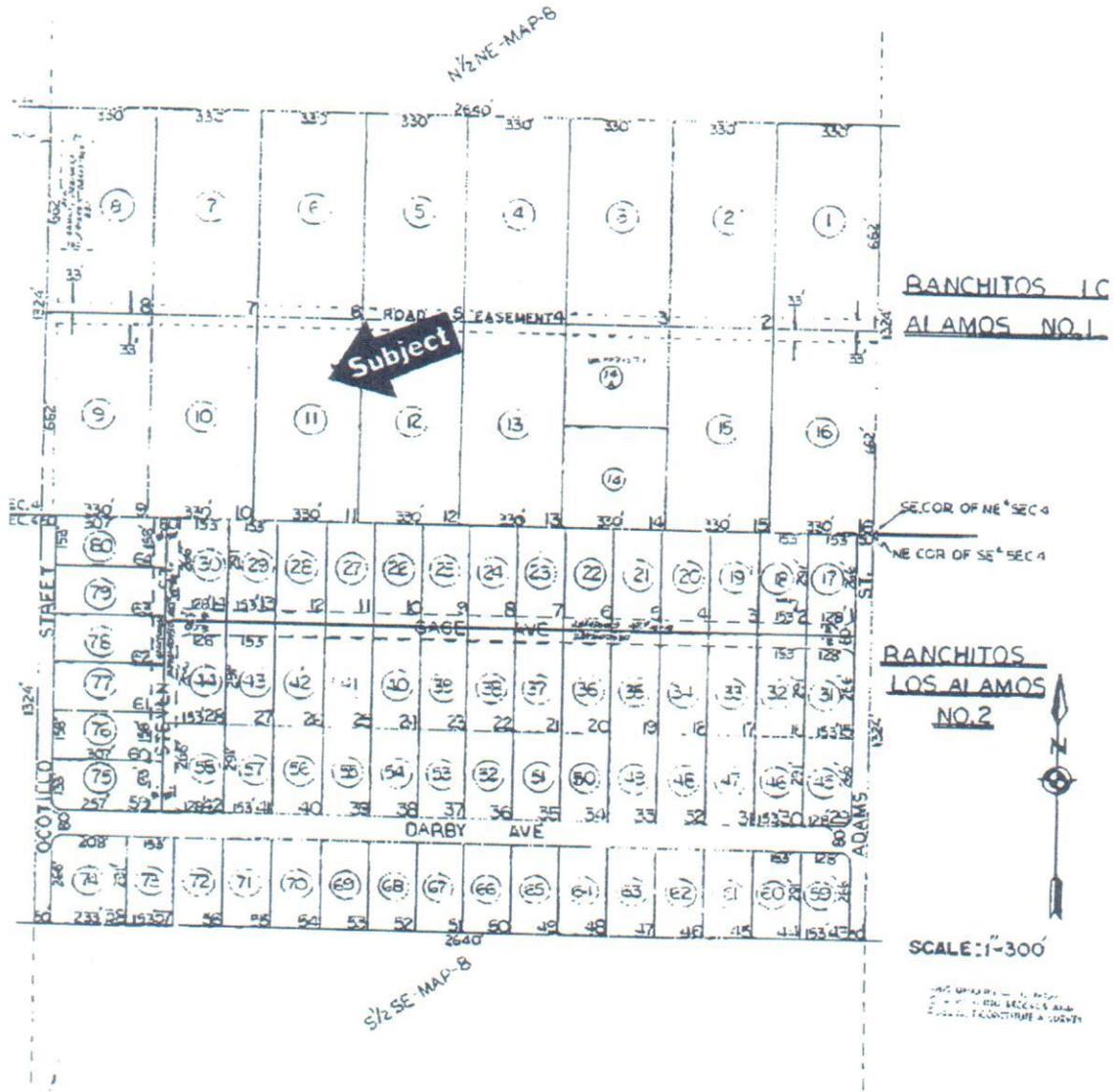
ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Date, Price and Date Source for prior sales within year of appraisal	None N/A TRW/MLS	None N/A TRW/MLS	None N/A TRW/MLS	None N/A TRW/MLS

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: SEE EXPLANATORY COMMENTS.

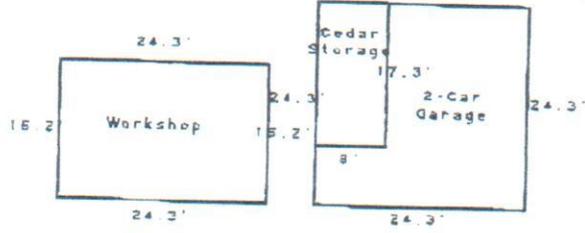
2012 NOV-1 AM 11:25

APPRAISAL COMMENT

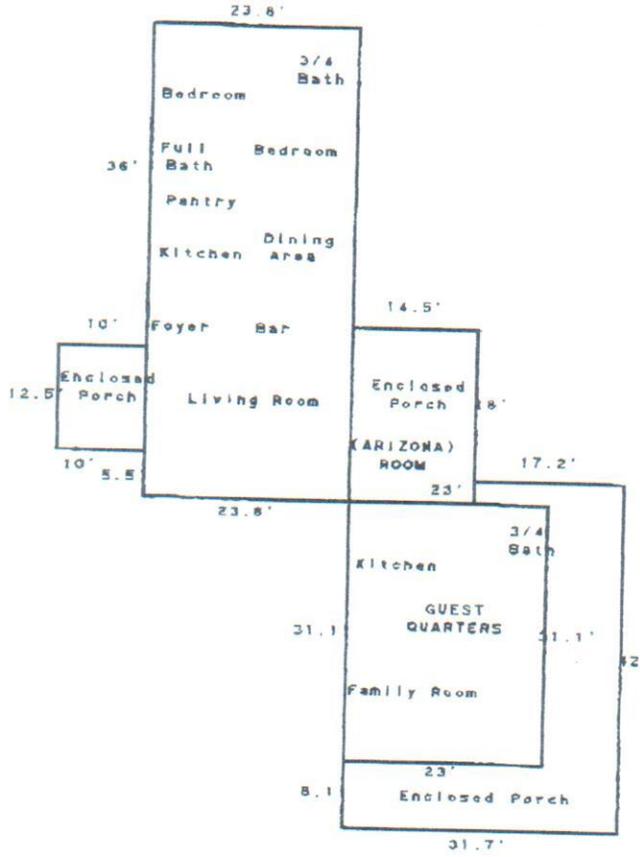
2012 AUG -1 AM 11:25



COUNTY ASSESSOR'S 1



2002-11-11 11:26  
 ASSESSOR



Living First Floor	2064
First Floor	
56.7 x 23.8 x 1	= 1349
31.1 x 23 x 1	= 715
Total Sq Ft	2064
Garage	
24.3 x 24.3 x 1	= 590