

**RESIDENTIAL PETITION FOR REVIEW OF VALUATION**  
PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY

FILED FOR TAX YEAR 2013

See instructions for complete filing requirements.

- The County Assessor reserves the right to reject any petition not meeting statutory requirements. Only one petition for each parcel will be accepted. Any duplicate petitions will be returned.

**COMPLETE SECTIONS 1 THROUGH 8 WHERE APPLICABLE. TYPE OR PRINT.**

1. DATE FILED \_\_\_\_\_ COUNTY 2 BOOK 123 MAP 24 PARCEL 093

2A. IF THIS PROPERTY IS RENTED TO SOMEONE OTHER THAN A FAMILY MEMBER, CHECK HERE  2B. MULTIPLE PARCELS? YES  NO

3A. OWNER'S NAME  
Botts Family Liv Trust c/o B&T Botts  
NAME  
208 N. Brandt Ave  
ADDRESS  
Benson, Az 85602-6200  
CITY, STATE, ZIP CODE

3B. MAIL DECISION TO: (IF DIFFERENT THAN 3A)  
same  
NAME  
ADDRESS  
CITY, STATE, ZIP CODE

3C. IF OWNERSHIP HAS CHANGED CHECK HERE  ATTACH RECORDED DOCUMENTATION.

4. PETITION COMPLETED BY: (Specify: owner, Agent, Attorney, etc.) owner  
BOTTS FAMILY LIV TRUST c/o B & T BOTTS (520) 586-4421  
NAME TELEPHONE  
208 N. Brandt Ave Benson, Az 85602-6200  
ADDRESS CITY, STATE, ZIP CODE

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

5. BASIS FOR THIS PETITION: MARKET SALES APPROACH  COST 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.

In light of new evidence discovered during the research for this appeal the below values have been changed to reflect this information. See attached documentation.

6. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$ 28,206	LIMITED PROPERTY VALUE \$ 28,206	LEGAL CLASS 4	ASMT RATIO 10.
7. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$ 20,998	LIMITED PROPERTY VALUE \$ 20,998	LEGAL CLASS 3	ASMT RATIO 10.

8. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT. TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE

X Sheona J Botts 8-8-12 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) 586-4221 This means that neither you, the Assessor, your Agent, or  
TELEPHONE EMAIL ADDRESS 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.

ASSESSOR'S DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
DATE RECEIVED	DATE DECISION MAILED	REVIEWED BY	ASSESSOR OR CHIEF DEPUTY	
COUNTY BOARD OF EQUALIZATION DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
DATE RECEIVED	DATE DECISION MAILED	CHAIRMAN OR CLERK OF THE BOARD		

RECEIVED  
COCHISE COUNTY  
BOARD OF SUPERVISORS  
2012 AUG - 9 A 10:55

**RESIDENTIAL PETITION FOR REVIEW OF VALUATION**  
PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY

317

FILED FOR TAX YEAR 2013

See instructions for complete filing requirements.

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Benson, AZ 85602-6200  
CITY, STATE, ZIP CODE

3B. MAIL DECISION TO: (IF DIFFERENT THAN 3A)  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, ZIP CODE \_\_\_\_\_

3C. IF OWNERSHIP HAS CHANGED CHECK HERE  ATTACH RECORDED DOCUMENTATION.

4. PETITION COMPLETED BY: (Specify: owner, Agent, Attorney, etc.) owner  
Botts Family Liv Trust c/o B & T Botts (520) 586-4221  
NAME TELEPHONE  
208 N. Brandt Ave Benson, AZ 85602-6200  
ADDRESS CITY, STATE, ZIP CODE

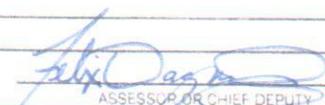
AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER \_\_\_\_\_ SBOE NUMBER \_\_\_\_\_

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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.

Attached is a copy of the sales in the market area as provided by the deputy assessor in Benson. There are 3 sales of comparable property for this parcel. 12343027 = \$22,000.00 & 12324389 = \$9,000.00 & 12339369A = \$5,000.00 all sold in 2011. The average price is \$12,000.00. In light of this data the value assigned to the land portion of the parcel is excessive and needs to be reduced to the value of \$12,000.00. See attached additional information

6. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$ 28,206	LIMITED PROPERTY VALUE \$ 28,206	LEGAL CLASS 4	ASMT RATIO 10.
7. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$ 25,206	LIMITED PROPERTY VALUE \$ 25,206	LEGAL CLASS 4	ASMT RATIO 10.

8. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE   
X Shauna L. Botts 5-10-12 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) 586-4221 This means that neither you, the Assessor, your Agent, or  
TELEPHONE Attorney (if applicable) will appear before the State Board of  
EMAIL ADDRESS Equalization to offer testimony. Submit any additional written or typed information with this appeal to the SBOE.

ASSESSOR'S DECISION	FULL CASH VALUE \$ 41476	LIMITED PROPERTY VALUE \$ 41391	LEGAL CLASS 3	ASMT RATIO 10
BASIS FOR DECISION: _____				
SEE ATTACHED				
<u>05/14/12</u>	<u>07/20/12</u>	<u>ROBERT THOMAS</u>		
DATE RECEIVED	DATE DECISION MAILED	REVIEWED BY	ASSESSOR OR CHIEF DEPUTY	
COUNTY BOARD OF EQUALIZATION DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
DATE RECEIVED	DATE DECISION MAILED	CHAIRMAN OR CLERK OF THE BOARD		

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*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>317</u>
PARCEL #	<u>123-24-093</u>
ASSESSOR DECISION DATE	<u>06/20/12</u>
PHYSICAL REVIEW (Y/N)	<u>Y</u>
FCV	<u>\$41,476</u>
LPV	<u>\$41,394</u>
LEGAL CLASS	<u>03</u>
ASSESSMENT RATIO	<u>10</u>
APPRAISER	<u>R. Thomas</u>

***BASIS FOR DECISION:***

***Research into the current status of the Subject revealed the need to update the improvements, and convert them to the new system. 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 20%. Three comps listed by the Appellant included: a "Bank" sale of vacant land, which does not represent a valid measure of Market Value, and two sales which appear to be valid, one of which calculates out to show a Sales to Value ratio of 76%. Several other sales were found in the Subject's Market area which support the decision of The Assessor. The reduction in Land Value, along with the Changes in Improvement Value, will be listed for 2013.***

APPROVED \_\_\_\_\_  
*[Signature]*

*Az. Dept. of Revenue "Quick Calc" used to determine values.*

MODEL: 0813 GRA CLASS: D DESC: MOBILE HOME YARD IMPROVEMENTS MKT/SUBAREA: 04-02  
 CONSTR: 1977 DP CD: T0A34L60P75 % COMP: 1.00 CBS: .00 MOD: 1.00 PHY-COND: 1.00  
 FOUNDATION: 1.0000 # OF STORIES: 0.9880 STORY HT: 0.7900 ARCH. FEE: 1.0560

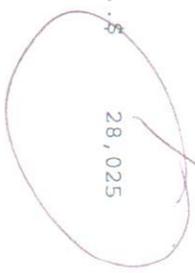
COMP TYPE	RANK	MISC	UNITS	U.M	MODL	DESCRIPTION	COST	F	S
BC	03		1520	SFF		SITE PREPARATION	412	0	0
VAE	26	1.0	256	SF		WOOD WITH STEPS Deck	2738	0	0
POA	26	2.0	256	SF		AWNING, METAL	2206	0	0
POA	26	2.0	441	SF		AWNING, METAL	3800	0	0
STX	32	2.0	420	SF		UTILITY STORAGE BUI	12059	0	0
MHE	36	2.0	1	UN		MOBILE HOME, ELECTR	896	0	0
MHG	36	2.0	1	UN		MOBILE HOME, GAS SE	1644	0	0
MHM	36	2.0	1	UN		MOBILE HOME, WATER	1140	0	0
PCU	36	0.5	360	SF		CONCRETE PAVING, UN	1513	0	0
WCL	36	2.0	560	SF		CHAIN LINK FENCE	1190	0	0
WCG	36	2.0	132	SF		GATE, CHAIN LINK	1190	0	0

*The RANK allows us to address condition or other considerations that may affect values. The VAE (Deck) was ranked to 1.0 which denotes it's condition. The PCU (Concrete) was ranked to 0.5 for condition.*

REPLACEMENT COST NEW

28,025

REPLACEMENT COST NEW	28,025
LOCATION ADJUSTMENT	0.93
PERCENT COMPLETE	1.00
LOCAL REPLACEMENT COST NEW	26,063
LRC BASIC MODERNIZATION	26,063
DEPRECIATION	26,063
PHYSICAL CONDITION (+.00)	16,420
OBSOLESCENCE (-.00)	16,420
MARKET ADJUSTMENT (+.00)	16,420
ASSESSABLE VALUE (ADJUSTED LRC)	16,420
ALLOCATED OWNERSHIP (1.0000)	16,420



ADDITIONAL INFORMATION:  
 RCN BUILDING ADDS ..... \$ 0  
 RCN SITE ADDS ..... \$ 0  
 RCN COST MARKET ADDS ..... \$ 0  
 DATE APPRAISED: / /  
 BY:  
 REVIEW DUE:  
 NOTES:  
 1. VALUES ARE BASED ON COSTS PREVALENT DURING JULY PREVIOUS TO COST YEAR.  
 2. DEPRECIATION (AGE) IS BASED ON "COST YEAR" MINUS "CONSTRUCTION YEAR".  
 3. WHEN "FUTURE YEAR 2" IS SELECTED FOR COSTING AND FUTURE YEAR 2 COSTS ARE NOT AVAILABLE, FUTURE YEAR COSTS, AND FACTORS WILL BE USED.  
 4. REMARKS (IF ANY) WILL FOLLOW.  
 5. BASE COST PER SQUARE FOOT: \$ 412  
 6. TOTAL COST PER SQUARE FOOT: \$ 28,025  
 7. MARSHALL & SWIFT/BOCKH RETAINS ALL PROPRIETARY, COPYRIGHT, AND OTHER RIGHTS IN THE COST DATA SHOWN.

COCHISE COUNTY ASSESSOR-MOBILE HOME DATA COLLECTION / CHANGE FORM

NOV PETITION

123	24	093		TAX YEAR	2013	ADD	REMOVE
BOOK	MAP	PARCEL	S	IPR		9	
				PSC CODE	88	FLAG #	

ACCOUNT TYPE MOBILE HOME USE CODE 0829 RETURN TO APPRAISER YES

LAND ABSTRACT SITUS 208 N. Brandt Ave City Benson

Enter As Dollar	Amount Per legal Class	NEW CONST \$	IMP	PERMIT	LAND
Total \$ Override	Land Type	Net Acres	Legal Class	Value Unit (Circle One)	Value Approach (Circle One)
				Home Site	Cost
<u>NO CHANGE</u>				Acre - Site - Units	Market - Cost
				Acre - Site - Units	Market - Cost

IMPROVEMENTS DATE 06/19/12 APPRAISER R Thomas / T. Quate

IMP # 1 Delete  Add  Change  As per this worksheet

Change Date All Imp Numbers \_\_\_\_\_ Imp Override 16,420

PROPERTY TYPE	QUALITY	CONDITION	Mobile Home Data	
Residential	Low	Poor	MH Serial #	<u>7070 u/x</u>
Mobile Home	Fair	Fair	MH Total Length	<u>64</u>
Out Building	Average	Average	MH Title #	
Yard Imp	Good	Good	MH Tag #	
	Very Good	Very Good	MH Decal #	
	Excellent	Excellent	<b>ADJUSTMENTS</b>	
		% Land <u>100</u>	Landscaping Cost (+)	
		Owner Occup <u>Yes</u>	Interior Adj % (+)	
		% Complete <u>100</u>	Exterior Adj % (+)	
			Functional Obso % (-)	
			Economic Obso % (-)	
			Design Adj % (+)	
			Other Adj % (-)	
			Amatuer Adj % (-)	

OCCUPANCY			Add Ons (Mobile Home)				
OCC CODE	OCC DESCRIPTION	OCC %	LGL CLASS	CODE	DESCRIPTION	UNITS	YEAR
81	Mobile Home Yd Imps	100	03	1005	Site Prep	1520	
30	Affixed Mobile Home			1247	MH Electric	1	
83	Res Yard Imps			1248	MH Gas	1	
				1246	Water & Septic		
				1251	Water & Sewer	1	
				1259	M or V Skirting		
				1258	S or B Skirting		
				1056	Block Skirting		
				802	MH Rm Add (Fair)		
				803	MH Rm Add (Avg)		
				804	MH Rm Add ( Good)		

BUILT AS

Built As Code	<u>81</u>
Year Built	<u>1977</u>
Built As Sq Ft	
MH Depr Code	
Width	
Length	
MH Model	
MH Make	

REQUIRED TO CALCULATE!

MH Wall Type	<u>2x4</u>
Exterior	<u>Hardboard</u>
HVAC Type	<u>Cool air in heat ducts</u>
HVAC %	<u>100%</u>

DATA ENTRY SIGNOFF ONLY

*Dec 16 2012*

**MH / RESIDENTIAL ADD ONS**

Change Date All Imps \_\_\_ Delete \_\_\_ Add \_\_\_ Change \_\_\_ As Per This Worksheet Imp Override \_\_\_\_\_

Improvements		Adjustments		Built As	
Imp # _____		Interior % (+)		Built as Code _____	
Date _____		Exterior % (+)		Year Built _____	
Appraiser _____		Func Obs % (-)		Sq Ft _____	
Quality _____		Econ Obs % (-)			
Condition _____		Design % (+)			
% Land _____		Other % (-)			
% Complete _____		Amatuer % (-)			
Property Type _____		Imp Description:			

OCC CODE 81 OCC% 100 OCC DESCRIPTION MH Yard Imps Legal Class 09

Add On Code	Detail Description	UNITS	CONST YEAR or DELETE	Add On Code	Detail Description	UNITS	CONST YEAR or DELETE
1027	Animal Shelter-CAS			1302	Porch, Enclosed - PORE		
1299	Awning (Metal) - POA	256		1305	Porch, Encl, W/Steps-POTE		
1303	Awning (Slatted Louvered - POS)			1489	Finished Ceiling- VAH		
1300	Awning (Wood W/Cover) - POD			1304	Porch, W/Steps - POT		
1449	Brick Wall - WAB			128	Privacy Fence-Vinyl-WPEV (Lf)		
1115	Built in Garage - GBU			1337	Ramada - QYR		
1455	Brick/Block B-B-Que - WBR			1338	Ramada (Minimal) - QYRM		
1058	Carport - CPT			1185	Refrigerated Cooling W/Ducts		
1459	ChainLink Fence - WCL	560		340	Refrigerated Cooling W/O Ducts		
1450	Conc. Blk wall - WAC			1162	Septic Tank - ISX		
1452	Conc. Blk wall, W/Stucco - WAD			1454	Slumpblock Block Wall - WAS		
1451	Conc. Blk wall-Subd - WACS			1462	Solid Board Fence - WFA		
1453	Conc. Blk wall/Stucco-Subd - WADS			1364	Solar Room - SLR		
1285	Decorative Finish (Paved Area) - PCD			1365	Spa Attached - SPA		
1469	Decorative Metal Fencing - WMF			1378	Spa Detached - SPR		
1127	Detach Grg W/Liv Area (Avg) GDTL			1030	Stock Corral, Gate - CASD		
415	Detach Grg W/Liv Area (Fair) GDTL			1029	Stock Corral, Mt Pst/Rail-CASC		
416	Detach Grg W/Liv Area (Good) GDTL			816	Storage Bldg W/Finish		
1126	Detached Garage, (Avg) GDT			1385	Storage Bldg, Galvalume - STXG		
812	Detached Garage, (Fair) GDT			1386	Storage Bldg, (Min Grade)-STXM		
814	Detached Garage, (Good) GDT			1371	Swim Pool, Fiberglass - SPF		
1183	Evap Cooling With/Duct - KR			1367	Swim Pool, Gunite - SPB		
1184	Evap Cooling W/O Duct - KRA			1373	Swim Pool, Plastic Lined - SPH		
1440	F.Place, Direct Vent Gas-VDVG (ea)			1384	Utility Storage Bldg - STX	420	
1458	Gate, Chain Link - WCG	132		1396	Wnd, Air Cond-Wall Inst - UAM		
1470	Gate, Metal - WMG			1397	Wnd, Evap Cooler-Wall Inst-UAN		
1465	Gate, Wood - WFG			1306	Wd Deck/Steps, Roof - POW		
425	Guest House (Average) - GHOU			1307	Wd Dk/Stps, Roof, Encl- POWE		
424	Guest House (Fair) - GHOU			1308	Wd Dk/Roof-w/o STEPS - POX		
426	Guest House (Good) - GHOU			1309	Wd Deck/Roof Encl - POXE		
1145	Loft, Open - HAL			1420	Wd Deck/Steps - VAE	256	
1301	Open Porch/Patio POR			1495	Wd Deck-w/o Steps - VAF		
1419	Open Slab - VAD			1485	Yurt Tent - YURT		
1418	Open Slab, W/Steps - VAC			1427	Finished-Soffit - VAM		
1289	Pav, Conc-Unreinforced-PCU	360		1299	Awning Metal POA	441	
1279	Paving, Asphalt - PAS						

**Remarks:**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 123-24-093

Property Address 208 N. Brandt Ave.

City Benson

State AZ

Zip 85602

Owner Botts Fam. Living Trust

Client

Appraiser Name R. Thomas / T. Quarto

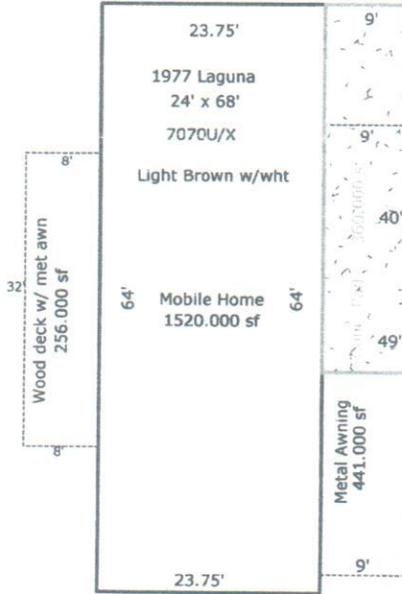
Inspection Date 06/19/12

SUBJECT

IMPROVEMENTS SKETCH

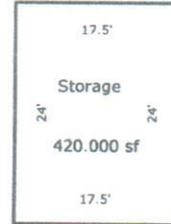


560 Sq. Ft. chain link fence  
132 Sq. Ft. chain link gate



*conc. Blk Found. w/P*

- Water
- Electric
- Gas
- City Sewer



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Mobile Home	1.00	1520.000	175.500	1520.000
GAR	Storage	1.00	420.000	83.000	420.000
P/P	Metal Awning	1.00	441.000	116.000	
	Wood deck w/ met awn	1.00	256.000	80.000	697.000
UND	Conc. Pad	1.00	360.000	98.000	360.000

### Comment Table 1

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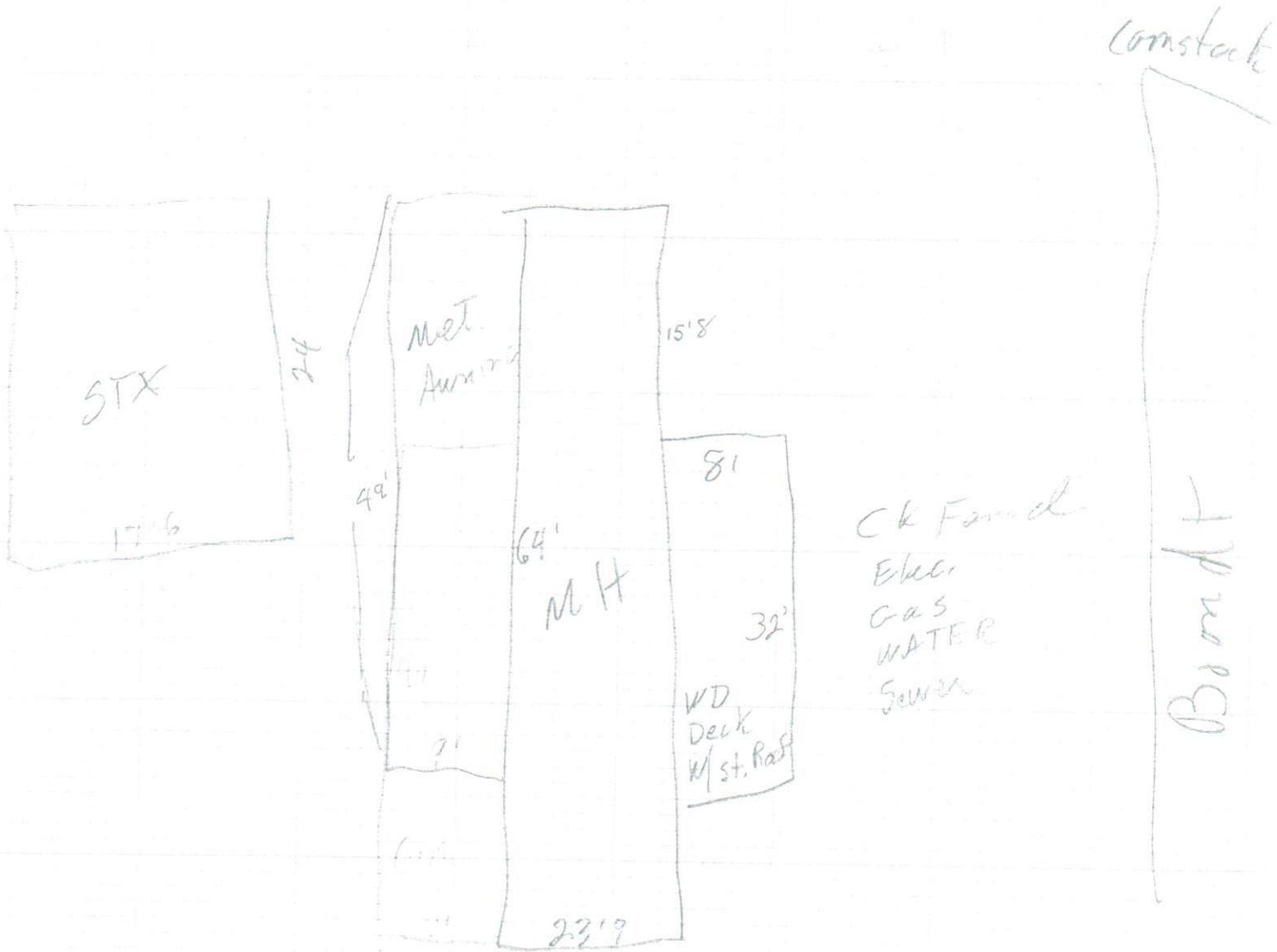
### Comment Table 2

### Comment Table 3

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Net LIVABLE Area (rounded w/ factors) 1520

This is a copy of the actual "Field" drawing that was done as we walked your property.



WCL 110 x 4 / 560  
WCL 24 x 5  
Gate 24 x 5 / 132  
Gate 3 x 4



Contact TC  
for PCL to the North  
for "Tree" Damage

Theona I. Botts  
208 N. Brandt Ave.  
Benson, AZ 85602

August 8, 2012

Cochise County Board of Supervisors  
1415 Melody Lane, Building G  
Bisbee, AZ 85603

Attn: Gussie Motter

Dear Ms. Motter,

I spoke with you along with Kathy Glidewell on Thursday, 8/2/12, regarding the appeal that I am sending to the Assessors office. Ms Glidewell suggested that I send you a copy of the appeal so you will also have the entire packet along with the correct appeal form.

My only day off is Thursday, so if at all possible, could you schedule both mine and, Ms. Glidewell's on the same Thursday?

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Theona I. Botts". The signature is written in dark ink and is positioned above the typed name.

Theona I Botts

Encs: 34

Theona I. Botts  
208 N. Brandt Ave.  
Benson, AZ 85602

August 8, 2012

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

Re: Property valuation appeal for parcel # 123-24-093 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 1978.

In the Residential Petition for Review of Valuation completed Mr. Robert Thomas, he has added the following structures to the value of the property that are already included in the current value; two metal awnings, a chain link fence, concrete slab, a storage building, a wood deck and electric, gas and water hookups. On the Residential Property Record card 1978 - 1979 for Stough, Steven and Sabra, these additions are clearly listed under the review date of 12-15-1977 by "L.F." complete with their measurements on the rear side. This document also lists their replacement cost total as \$2,451.00. A copy of the document has been attached. As is the corresponding years tax statement. No new structures have been added to the property since that time. Aerial Photo dated June 1996, ten years prior to my purchase of the property, shows the existence of the same structures with no additions. Subsequent photos in 2003 (also prior to my purchase), 2007, 2008, and 2010 also show no additions.

Property Status Inquiry for the tax year 2010 clearly show the Mobile home yard improvements as construction year 1977 and has an assessed value Replacement Cost of \$4,531.00, FCV of \$3,596.00. These are the above listed improvements and can not be added to the property *again*. Page 3 of the Cochise County assessor property profile shows improvements "unknown - ZZAA" actual value of \$4,531.00. These documents are attached.

Property tax bill for the year 1980 also clearly shows the taxation of buildings and improvements (copy attached). The Mobile was taxed as personal property until its affixture in the year 1987. A copy of the Affidavit of Affixture is enclosed.

Also attached is documentation from the City of Benson showing the hook-ups were part of the initial housing subdivision and have therefore been included in the value of the land and property since its inception as an individual lot. See Declaration of Building and use restrictions (3 pages) also enclosed.

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..." Full statements from the Uniform Standards of Professional Appraisal may be found at the following website;  
<https://netforum.avectra.com/eWeb/DynamicPage.aspx?Site=TAF&WebCode=USPAP>

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 my purchase there was about 11 years remaining.

According to the Uniform Standards of Professional Appraisal 2012-2013 the proper formula for depreciation is as follows: (cost - land) / life = annual depreciation. Therefore the depreciable balance of \$20,086.00 (mobile) + \$4,531.00 (improvements) = \$24,617.00 / 40 = \$615.00 per year. As of the purchase year 2006 the depreciated value would have been \$24,617.00 - (\$615.00 \* 29 (yrs) = \$17,835.00) = \$6,782.00. The 2006 tax statement shows building values of \$16,493.00. Beginning in 2006, the year of my purchase, and continuing the depreciation of the \$6,782.00 by the annual rate of \$615.00 for the following 6 years through 2012 (\$615.00 \* 6 = \$3,690.00 leaves a remaining taxable value of \$3,092.00. 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.

Or beginning with the values assigned by the county in 2006 for \$16,493.00 and assuming a remaining life of 11 years (from 1977 through 2006) the annual depreciation would be \$16,493.00 / 11 = 1499.00 per year. Leaving a depreciable balance of \$8,998.00 for the tax year 2012 and continuing to depreciate until the base values are reached. \$16,493.00 - (\$1,499.00 \* 5 (yrs) = \$7,495.00) = \$8,998.00. This leaves a total taxable value of Parcel # 123-24-093 at \$8,998.00 (mobile and improvements) + \$12,000.00 (current value of land) = \$20,998.00.

If you disagree with my findings please provide all Arizona Revised Statutes and Uniform Standards of Professional Appraisal 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 increase the value you erroneously set by correctly adjusting the land value to the proper amount but increasing the building values to compensate upward for a greater value. I would like to see an itemized break down of the assessed improvements for the tax year 2010, 2011& 2012.

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

Sincerely,



Theona I. Botts

Encs:34

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

STOUGH STEVEN & SABRA

SCALF, LEROY R & FRED A F

WASSEN FOUNDATION

24519 REDLANDS BLVD

SAN BERNARDINO CA

Box 1715

c/o MARGUERITE JENNINGS 92408

PO BOX 2 BOX 1762

BENSON AZ 85602

4777 1774  
1355-506

	CL.	CASH VALUE	%
LAND	00	250	180
IMPR.			
PERS. PROP.			

YR	CL.	%	UNIT	CASH VALUE

SEC/TR TWS/BLK 000 RANGE/LOT 0001  
COMSTOCK ADD LOT 1 BLK 0

STREET ADDRESS  
D.B.A.

SEE POSS. RIGHTS CARD

YEAR	CL.	%	LAND	CL.	%	IMP.	%	P.P.	TOTAL AV.	EXEMPTION	MERCHANDISE	NET ASS'D. VAL.	%	TOTA
78	00	15	113	08	15	438			551			551		367
79	08	15	368											

LOT SIZE  X

IRREGULAR

X  X  X

SERVICE AREA

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

YPO:

IONING

GRESS & INGRESS

DATE OF APPRAISAL:

YEAR	FF	SF	- AC	UNIT VALUE	ADJ. FACTOR	F.C.V.
78						750
79						2450

REVIEWED BY:	REMARKS
DATE:	
SALES DATA:	2-20-77 Review JTD Status 11/77
REVIEWED BY:	
DATE:	
SALES DATA:	11/78
REVIEWED BY:	Added utility bldg, cl fence, slab, hookups 11-12-78 B6
DATE:	12-15-77
SALES DATA:	Revised effective 1-1-78
REVIEWED BY:	
DATE:	
SALES DATA:	11/78 Avail. reported Rec-110
REVIEWED BY:	
DATE:	
SALES DATA:	2-11-79 5/11/79 10/79 1/80 4/80 7/80 10/80 1/81 4/81 7/81 10/81 1/82 4/82 7/82 10/82 1/83 4/83 7/83 10/83 1/84 4/84 7/84 10/84 1/85 4/85 7/85 10/85 1/86 4/86 7/86 10/86 1/87 4/87 7/87 10/87 1/88 4/88 7/88 10/88 1/89 4/89 7/89 10/89 1/90 4/90 7/90 10/90 1/91 4/91 7/91 10/91 1/92 4/92 7/92 10/92 1/93 4/93 7/93 10/93 1/94 4/94 7/94 10/94 1/95 4/95 7/95 10/95 1/96 4/96 7/96 10/96 1/97 4/97 7/97 10/97 1/98 4/98 7/98 10/98 1/99 4/99 7/99 10/99 1/00 4/00 7/00 10/00 1/01 4/01 7/01 10/01 1/02 4/02 7/02 10/02 1/03 4/03 7/03 10/03 1/04 4/04 7/04 10/04 1/05 4/05 7/05 10/05 1/06 4/06 7/06 10/06 1/07 4/07 7/07 10/07 1/08 4/08 7/08 10/08 1/09 4/09 7/09 10/09 1/10 4/10 7/10 10/10 1/11 4/11 7/11 10/11 1/12 4/12 7/12 10/12 1/13 4/13 7/13 10/13 1/14 4/14 7/14 10/14 1/15 4/15 7/15 10/15 1/16 4/16 7/16 10/16 1/17 4/17 7/17 10/17 1/18 4/18 7/18 10/18 1/19 4/19 7/19 10/19 1/20 4/20 7/20 10/20 1/21 4/21 7/21 10/21 1/22 4/22 7/22 10/22 1/23 4/23 7/23 10/23 1/24 4/24 7/24 10/24 1/25 4/25 7/25 10/25 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June 1998

091

092

123  
216  
094

123  
208  
093



Sept. 2003

091

092

123 094

216

123 093

208



June 2007

091

092

12324094

12324093



ARI 2008 ~~2008~~





June 2010

091

092

12324094

12324093



NAME AND ADDRESS  
 1 BOTTS FAMILY LIV TRUST  
 4 & BRUCE D & THEONA I BOTTS, TRUSTEES  
 5 208 N BRANDT AVE  
 6 BENSON AZ 85602

AVG LAND FCV 2  
 SUB AREA 15,000 AV 1,500  
 VALUE SOURCE 4 BRANDT AVE 85602  
 SECTION 208 N BRANDT AVE TOWNSHIP RANGE -  
 PARCEL SIZE NONE  
 VALUATION PER

MARKET CODE A2  
 MARKET AREA 4  
 PSC  
 CUR FCV: 18,660  
 YEAR AV: 1,866  
 P R O P E R T Y  
 CLASS ITEMS FCV LCL RATIO ASSESSED

DOCKET/PAGE 0080308 250  
 INSTR TYPE WARRANTY DEED  
 DATE OF SALE 03 27 08  
 SALE PRICE  
 AREA CODE 0980  
 EXEMPT STATUS  
 FCV EXEMPT  
 LPV EXEMPT  
 ASSMT RATIOS: LPV LAND IMPR COMB  
 TOTAL FCV: 10.0 10.0 10.0 10.0  
 CUR LPV: 33,660 NET AV: 3,366  
 PREVIOUS YEAR VALUES: 28,226 NET AV: 2,822  
 PY FCV: 25,660 PY LPV: 25,660

SPICIAL DISTRICT UNITS  
 CODE UNITS CODE UNITS  
 01 COMSTOCK ADD LOT 1 BLK D  
 03 1977 LAGUNA 24X68 7070U & 7070X  
 16 4-08 LV MAP BOOK

APP DATE EXT WALLS PHY COND  
 CONSTR YR ROOF LIVING  
 CLASS HEAT GAR/CPT  
 STORIES AIR COND  
 ROOMS BATH POOL  
 GRADE PATIO  
 NUMBER

IMPR NBR	SECTION	MOD/CLS	DATE	DEPREC	MOD	CONST YR	REPL COST	% OWNED	VALUE SOURCE
0001	STORIES 1.0	MOD/CLS 0813-D GRD A	12/15/77	0	0	1977	4531	1.0000	1
0002	STORIES 1.0	MOD/CLS 0833-D GRD A	12/22/87	0	0	1977	20086	1.0000	1
0001	COND 1.15	GRND FLR AREA		.250	MOD	1.00	4169		
0002	COND 1.00	GRND FLR AREA		.250	MOD	1.00	20086		
0001	PCT COMP 1.00	SQFT N GRFLPRM		.00	MOD	1.00	15064		
0002	PCT COMP 1.00	SQFT N GRFLPRM		.00	MOD	1.00	15064		

\*\*\* END OF PIC RECORD \*\*\*

-----BASE FACTORS-----

MODEL: 0813 GR: A CLASS: D DESC: MOBILE HOME YARD IMPROVEMENTS MKT/SUBAREA: 04-02  
 CONSTR: 1977 DP CD: TOA32L60P75 & COMP: 1.00 OBS: .00 MOD: 1.00 PHY-COND: 1.15

GROUND FLOOR TOTAL FLOOR NUMBER OF PERCENT AVG. STORY LOCAL REPLACEMENT COST NEW ..... \$ 4,531  
 PERIM AREA 0000001 000000001 01.0 OWNERSHIP HEIGHT 1 1.00 PERCENT COMPLETE ..... 4,169  
 00001 0000001 1.00000

-----COMPONENT COST ADJUSTMENT FACTORS-----  
 FOUNDATION: 1.0000 # OF STORIES: 0.9880 STORY HT: 0.7900 ARCH. FEE: 1.0560

COMP TYPE	RANK	MISC	UNITS	U.M MODL	DESCRIPTION	COST	F S	PHYSICAL CONDITION	DEPRECIATION	MARKET ADJUSTMENT	ASSESSABLE VALUE (ADJUSTED LRC)	ALLOCATED OWNERSHIP (1.0000)
ZZAA	35	1.0	100%	SFF	CONVERTED ADDS-TO-M	4531		(+.15)	(-.250)	(+.00)	3,596	3,596

OBsolescence ..... (-.00) ..... 0  
 MARKET ADJUSTMENT .. (+.00) ..... + 3,596  
 ASSESSABLE VALUE (ADJUSTED LRC) \$ 3,596  
 ALLOCATED OWNERSHIP (1.0000) ... \$ 3,596

--ADDITIONAL INFORMATION--

RCN BUILDING ADDS ..... \$ 0  
 RCN SITE ADDS ..... \$ 0  
 RCN COST MARKET ADDS ..... \$ 0  
 DATE APPRAISED: 12/15/77  
 BY: UNKNOWN  
 REVIEW DUE: 0-NO STATUS

- NOTES:  
 1. VALUES ARE BASED ON COSTS PREVALENT DURING JULY PREVIOUS TO COST YEAR.  
 2. DEPRECIATION (AGE) IS BASED ON "COST YEAR" MINUS "CONSTRUCTION YEAR".  
 3. WHEN "FUTURE YEAR 2" IS SELECTED FOR COSTING AND FUTURE YEAR 2 COSTS ARE NOT AVAILABLE, FUTURE YEAR COSTS, AND FACTORS WILL BE USED.  
 4. REMARKS (IF ANY) WILL FOLLOW.  
 5. BASE COST PER SQUARE FOOT: \$ 4,531  
 6. TOTAL COST PER SQUARE FOOT: \$ 4,531  
 7. MARSHALL & SWIFT/BOECKH RETAINS ALL PROPRIETARY, COPYRIGHT, AND OTHER RIGHTS IN THE COST DATA SHOWN.

REPLACEMENT COST NEW ..... \$ 4,531

## COCHISE COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000063214

Local #:

Parcel #: 12324093

Imp #:	1				Landscaping \$:
Property	Mobile Home				0
Quality:	Average				
Condition:	Average	Nbhd:	0402		
Perimeter:	1	Nbhd Ext:	00		
% Complete:	100.00%	Nbhd Adj:	1		

### Occupancy Summary

Occupancy:	Mobile Home Yard Improvements	Occ %:	100%
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### Built As Summary

Built As:	Mobile Home Yard Improvements	Year Built:	1977
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Construction Type:	Year Remodeled: 0
--------------------	-------------------

HVAC:	None
Interior Finish:	% Remodeled: 0
Roof Cover:	Adj Year Blt: 1977
Built As SF: 1	Effective Age:
# of Baths: 0	Mh Make:
# of Bdrms: 0	Tag Length / Width X
# of Stories: 1	Mh Skirting LF:
Story Height: 1	Mh Skirting Type:
Sprinkler SF:	Diameter:
Capacity:	Height:

### Improvement Summary

Improvement	Units	Units Price	RCN	Actual Value
<b>Add On</b>				
UNKNOWN - ZZAA	0	\$0.00	\$4,531.00	\$4,531.00
<b>User</b>				
CC: ZZAA	0	\$0.00		

### Improvements Value Summary

IMPNO:	1		
RCN Cost/SF:	\$0.00	Design Adj:	0
Total RCN:	\$0.00	Exterior Adj:	0
Phys Depr %:	0	Interior Adj:	0
Phys Depr \$:	\$0.00	Amateur Adj:	0
RCNLD \$:	\$0.00	RCNLD Cost/\$:	\$0.00
		Market/SF:	\$0.00
		Func Obs %:	0
		Econ Obs %:	0
		Other Obs %:	0

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

Account #: R000063214 Parcel #: 123-24-093 Report Date: 02/15/2012 Initials: TQUARTO

Acct Type: Mobile Home # of Imps: 2 Tax District: 0980 LEA: 0402 PUC: 0829 Status: Active

<b>Owner's Name and Address</b>	<b>Property Address</b>	<b>Adjustments / Districts</b>	<b>Units</b>
BOTTS FAMILY LIV TRUST C/O BRUCE D & THEONA I BOTTS 208 N BRANDT AVE BENSON, AZ 85602	208 N BRANDT AVE BENSON, AZ 85602		A2

**Sales Summary**

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/21/2006	\$46,500	WARRANTY DEED	20060027708			AMERICAN GENERAL HOME EQUITY INC
01/03/2003	\$54,000	WARRANTY DEED	20030000214			

**Legal / Subdivision**

COMSTOCK ADD LOT 1 BLK D 1977 LAGUNA 24X68 7070U & 7070X 4-08 LV MAP BOOK

**Land Valuation Summary**

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Mobile Home	04L	Market	0	Square Feet	0	\$15,000	10%	\$1,500
<b>Land Subtotal:</b>						<b>\$15,000</b>		<b>\$1,500</b>

**Improvement Valuation Summary**

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Mobile Home	Mobile Home Yard Improvements	04I	\$3,150	10%	\$315
2	Mobile Home	Affixed Mobile Home	04I	\$13,056	10%	\$1,306
<b>Improvement Subtotal:</b>				<b>\$16,206</b>		<b>\$1,621</b>

**Total Property Value**

FCV	\$31,206	Total FCV	\$31,206	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$3,121
LPV	\$31,206	Total LPV	\$31,206	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$3,121

TIME SCHOOL OTHER 2604 1019 -985  
 TOTAL 5026 4128 -907

STOUGH STEVEN & SABRA  
 000001 CUMSTOLK ADD LOT 1 BLK D

% MARGUERITE JENNINGS  
 BOX 1402  
 BENSUN 000001 CUMSTOLK ADD LOT 1 BLK D

30388  
 0980 8.7800 1.7500  
 123 24 093

PROPERTY	UNIMPROVED VALUE	ASSESSED VALUE	EXEMPTION	1ST HALF PAID	2ND HALF PAID
LAND RIGHTS ETC	5334	100	533	11-3-80	11-3-80
IMPROVEMENTS	5334	100	533	24/19	24/19
TOTAL ->	10668	200	1066		
LAND	2450	100	245		
BUILDINGS	2884	100	288		
PERSONAL PROPERTY	5334		533		

*Adrian Wright*

TAX CODE	1979	ASSESSED	DIFFERENCE	PROPERTY TAX	EXEMPTION
STATE	315	461	146	4661	
COUNTY	2253	152	-1022		
SCHOOL	972	267	-220	570	
CITY	611	490	-115	206	
FLIKE				435	
SCHOOL	1155	1031	4/0		
OTHER					
TOTAL	5306	4838	-555	4838	

STATE OF ARIZONA ) I hereby certify that the within instrument Fee No.:  
 ) ss. was recorded SEP 23 1987  
 County of \_\_\_\_\_ ) \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ m. Fee: \$ 2.00  
 In Docket \_\_\_\_\_, Page \_\_\_\_\_, at the request of \_\_\_\_\_  
 When recorded mail to: \_\_\_\_\_ Witness: \_\_\_\_\_  
 REQUEST OF  
 FIRST INTERSTATE BANK OF AZ  
 By: CHRISTINE RHODES-RECORDER  
 FEE: 9.00 PAGES: 1



FEE # 870924323  
 OFFICIAL RECORDS  
 COCHISE COUNTY  
 DATE 09/23/87 HOUR 1

**AFFIDAVIT OF AFFIXTURE**

The legal description of the real property located in Cochise County, Arizona, to which the multiple section mobile home as been affixed is:

Lot 1 in block D of Comstock Addition, Cochise County, Arizona, as shown by map on file in book 3 of maps and plats at page 179, and as amended by map on file in book 5 of maps and plats at page 39, and as corrected by affidavit recorded in docket 739 at page 543, Cochise County records.

Parcel Number: Book 123 Map 24 Parcel 093+9

**PROPERTY TAXATION SECTION**

The mobile home has  has not \_\_\_\_\_ been previously assessed or taxed in Arizona as personal property.

If previously assessed and taxed, give the roll number 87-0801105 Levy Seal, name and address of person(s) to whom the last tax statement was sent; and the location of the mobile home when last taxed.

Name James G. & Ruby Williams Location 208 Brandt Ave.

Street Address 208 Brandt Ave.

City Benson State AZ Zip 85602

The undersigned do hereby swear (or affirm) that the foregoing is a true and correct statement.

Subscribed and sworn to before me

this 10 day of September, 19 87

James G. Williams & Ruby Williams  
 Complete Name (Please Print)

Carlson Badger  
 Notary Public

Current Address

James G. Williams  
 Signature

My commission expires:  
 My Commission Expires Jan. 24, 1989

Ruby S. Williams  
 Signature

**RECEIPT FOR SURRENDERED MOBILE HOME DOCUMENTS**

Year 1977 Make Laguna Manufacturer CAVCO

List Price \$ 10,043.00 29086 Size 12X68 24X68 Vin Number 70700  
10,043.00 12X68 Vin Number 7070X

MSO's TITLES  
 No. \_\_\_\_\_ No. C606900 Vin Number \_\_\_\_\_  
 No. \_\_\_\_\_ No. C601558 Vin Number \_\_\_\_\_  
 No. \_\_\_\_\_ No. \_\_\_\_\_ Vin Number \_\_\_\_\_

8-25-77  
 Dates Documents Issued

Lienholder Name First Interstate Bank of Arizona, N. A.

Lienholder Address Box 2048 Benson, AZ 85602

Lienholder Name \_\_\_\_\_  
 Lienholder Address 870924323

Received by: \_\_\_\_\_ Date: 9/17/87  
 MVD Agent \_\_\_\_\_ County \_\_\_\_\_

*fa 88  
 Williams  
 A-A-88*

*egal line - 2  
 up cl 088# 2*

*OK  
 bookings  
 this 10*

*see case  
 87 1st 1/2 pd*

*pd by Williams  
 080 1105*

*22-87  
 K*

*219050011*

*Post M/C  
 TB*

12/21/1958 Comstock agreement

docket 200 p. 401

DECLARATION OF BUILDING  
AND USE RESTRICTIONS

Restrictions Herein, if any,  
Based on Race, Color, Religion,  
Sex, Handicap, Familial status  
or national origin are deleted.

Recorded:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned being the owners of all of the property and premises situated in Cochise County, Arizona, and described as follows: Comstock Addition to the City of Benson, according to the Map or Plat thereof on file and of record in the office of the County Recorder of Cochise County, Arizona, in Book 5 of Maps and Plats at page 179, and desiring to establish the nature of the use and enjoyment of lots in said subdivision, do hereby declare that the following conditions, restrictions and stipulations shall apply to all residential lots therein.

1. All of the above lots shall be known and described as "residential building lots" and used for those purposes only.
2. No structure shall be erected, altered, placed or permitted to remain on any of said residential lots, other than one detached single family dwelling, not to exceed one story in height, and private garage for not more than two cars, one story in height.
3. No garage or any other buildings whatsoever shall be erected on any of said residential lots, until a dwelling house shall have been erected.
4. No residence building shall be erected, permitted or maintained on any of said residential lots, which shall have a ground floor area of less than 750 sq. ft., such ground floor area to be exclusive of open porches, pergolas, or an attached garage.
5. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said residential lots nearer than 25 ft. nor further than 40 ft. from the front line of any residential lot.
6. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said residential lots nearer than 5 ft. to the side lines thereof: provided, however, that in the case of any lot of which there shall be erected a garage attached to the residence building, then the building line on the side of said lot on which the garage is located shall be 5 ft. from the lot side line in lieu of 5 ft.
7. No residential structure shall be erected or placed on any lot which has an area of less than 6,500 sq. ft.
8. No hospital, rooming house or sanitarium shall be constructed or maintained on any of the above described residential lots and no building used or occupied in the care, lodging or entertainment or persons suffering from disease shall be maintained, kept or permitted on any of said residential lots.
9. No building shall be erected, placed or altered on any of the above described building lots until the building plans, specifications and plot plan have been approved in writing by the subdivider or its designated agent. If no approval or disapproval is made by the subdivider within 30 days after notification, this provision shall be deemed to be waived.

(Continued):

Original Comstock agreement  
10/21/1958  
Copy

Declaration of Building and Use Restrictions (Continued):

10. All improvements and construction on residential lots shall meet with the minimum property requirements of the Federal Housing Administration of the United States Government or similar governmental agencies that insure residential building mortgages.

11. No billboards or advertizing signs of any character shall be erected, placed or permitted on said residential property, other than reasonable signs relative to the sale or renting of said property.

12. No trailer, tent, shack, garage or any other outbuilding erected on above described lots shall at any time be used as a temporary or permanent residence, or any residential building be occupied until it is fully completed.

13. No cattle, sheep, goats, hogs, horses, rabbits, poultry or other livestock shall be kept or maintained on the said property with the exception of ordinary domestic pet animals.

14. Sewage disposal ssystem shall be approved by the State and County Health Department.

15. These restrictions do not contain restrictions upon the sale or occupancy of said land on the basis of race, color or creed.

It is expressly understood and agreed that said Comstock Addition has been platted and laid out as a choice and attractive residence district, and that these covenants and restrictions are made for the lots herein described, and are to run with the land and shall inure to the benefit of and be binding on all parties or persons claiming under them until November 30, 1990, at which time such covenants and restrictions shall be automatically extended for successive periods of 10 years, unless by a majority of vote of the then individual property owners it is agreed to change the said covenants and restrictions in whole or in part.

If any person should violate or attempt to violate any of the said covenants or restrictions herein before November 30, 1990, or such time later as may be set up by the provisions of the paragraph preceding this one, it shall be lawful for any other person owning any other lots above described lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from so doing or to recover damages for such violation.

Should any of the covenants or restrictions herein be held invalid or void, such invalidity or voidance of any covenant or restriction shall not affect the rest of this instrument or any valid covenant or restriction herein contained.

Any violation of the foregoing provisions, conditions, restrictions or covenants shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property. But such provisions, conditions, restrictions and covenants shall be enforceable against any portion of said property acquired by any person through foreclosure or by deed in lieu of foreclosure for any violation of the provisions, conditions, restrictions and covenants herein contained occurring after the acquisition of said property through foreclosure of deed in lieu of foreclosure.

(Continued):

Declaration of Building and Use Restrictions (Continued):

IN WITNESS THEREOF, the undersigned has caused these presents to be executed in their names, to be hereunto affixed, as of this 14th day of October 1958.

Storms Promotions, Inc.

Recorded: October 21, 1958, in Docket 200 at page 401.



# 2006 PROPERTY TAX NOTICE

Cochise County

ARIZONA

PARCEL #	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE
123 24	093 9	0980	3.4504	
		9.8671		

ASSESSMENT	VALUE IN DOLLARS	ASSTMT %	ASSESSED VALUE	EXEMPTIONS	TAX RATE	NET ASSESSED
PRIMARY LAND, BLDGS, ETC	23,493	10.0	2,349	0	9.8671	231.78
PRIMARY PERSONAL PROPERTY	0	0.0	0	0	0.0000	0.00
PRIMARY TOTALS	23,493		2,349			231.78
SECONDARY LAND	7,000	10.0	700	0	3.4504	24.16
SECONDARY BLDGS, ETC	16,493	10.0	1,649	0	3.4504	56.90
SEC. PERSONAL PROPERTY	0	0.0	0	0	0.0000	0.00
SECONDARY TOTALS	23,493		2,349			81.06

ACREAGE: .00

JURISDICTION	2006 TAXES	2005 TAXES
COCHISE COUNTY	68.50	69.00
CITY OF BENSON	14.84	14.84
BENSON SD #9	118.75	119.52
JUNIOR COLLEGE	41.97	41.97
SP VALLEY HOSP	21.14	21.14
FIRE DIST ASST	2.16	2.16
LIBRARY DIST	3.65	3.65
FLOOD CONTROL	6.10	6.10
JOINT TECHNOLOGY	1.17	1.17
SCH EQUALIZATION	0.20	10.24

This is the only notice you will receive

0057642  
SITUS ADDRESS:  
208 N BRANDT

## THIS IS A CALENDAR YEAR TAX NOTICE

0000406 01 AV 0.293 \*\*AUTO T2 0 0786 85602-161515  
BOTTS BRUCE & THEONA  
PO BOX 1615  
BENSON AZ 85602-1615

TOTALS 278.28 289.74

### PAYMENT INSTRUCTIONS

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2006. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2007. To pay taxes for the full year if the entire amount billed exceeds \$100, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2006. Delinquent interest will be waived.

Make your check payable to and mail to:

PLEASE INCLUDE YOUR  
PARCEL NUMBER  
ON YOUR CHECK.

FOR EACH RETURNED CHECK  
TO AN UNPAID STATUS.

Marsha Bonham  
Cochise County Treasurer  
PO Box 1778  
Bisbee AZ 85603-2778