

COCHISE COUNTY ASSESSOR

2014 VALUATION



Cochise County Board of Equalization Hearing

PARCEL

104-12-008

no e-mail



County of Cochise
OFFICE OF THE COUNTY
ASSESSOR

PO Drawer 168 Bisbee, AZ 85603
(520) 432-8650 FAX (520) 432-8698
E-Mail: assessor@co.cochise.az.us

Philip S. Leiendecker
Assessor

Felix Dagnino
Chief Deputy Assessor

DATE: 9-11-13

**ASSESSOR RECOMMENDATION TO
BOE**

Parcel #: 104-12-008 Owner's Name: Abraham Mohammed

Original 2014 FCV: \$75,998 Original Class: 0402I
Year

LPV: \$75,998

Amended 2014 FCV: \$74,920 Amended Class: 0402I
Year

LPV: \$74,854

Assessor's 2014 Recommended
Year Class: 0402I

Recommendation: FCV: \$74,920

LPV: \$74,854

Basis:

Current 2014 valuation is consistently valued with similarly
situated parcels. Per ARS-42-16051B owner did not submit substantial
information to justify the opinion of value stated on line 5 of petition. Current vacant land sales
support subject property land values.

Bases on equity and land sales no futher downward adjustment is warranted at this point in time.

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 2014

BOE
3110

See instructions for complete filing requirements.

NOV APPL 2314

• 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 3/25/2013 COUNTY COCHISE BOOK _____ MAP _____ PARCEL 10412008

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

3A. OWNER'S NAME

ABBAHAM M. & EVA D. MOHAMMED
NAME
1961 NORTH 270 WEST
ADDRESS
TODDLE, UT 84074
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.) _____

ABBAHAM M. MOHAMMED
NAME
1961 NORTH 270 WEST, TODDLE, UT 84074
ADDRESS
CITY, STATE, ZIP CODE

(435) 843-5877
TELEPHONE

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.

Attached is a resubmittal for Parcel 10412008, with some minor revisions and explanations.

Apparently, there has been some confusion with regard to my other property (Parcel 10663068) in Cochise County which was used for Cost Comparison. Reference your letter dated 3/18/2013.

6. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$ <u>75,998</u>	LIMITED PROPERTY VALUE \$ <u>75,998</u>	LEGAL CLASS	ASMT RATIO
7. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$ <u>45,000</u>	LIMITED PROPERTY VALUE \$ <u>45,000</u>	LEGAL CLASS	ASMT RATIO

8. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT.

X AbbaHam M. Mohamed
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE
(435) 843-5877
TELEPHONE
EMAIL ADDRESS _____

TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE.

FOR SBOE (IN MARICOPA AND PIMA COUNTIES ONLY): If you want this appeal to be heard "On The Record" check here. 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.

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: _____				
2013 AUG 19 A 10 48 BOARD OF SUPERVISORS COCHISE COUNTY RECEIVED				
DATE RECEIVED _____ DATE DECISION MAILED _____ CHAIRMAN OR CLERK OF THE BOARD _____				

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

BOARD OF EQUILIZATION
1415 MELODY LANE, BLDG "G"
BISBEE, AZ 85603

RECEIVED
COCHISE COUNTY
BOARD OF SUPERVISORS
2013 AUG 16 A 10:48

8/12/2013

Dear Sir/Madam:

Based on the information, you provided by telephone, on or about August 8, 2013, enclosures 1 and 2, are herein submitted for your adjudication. It appears the Property Tax was based on the structure (the two bedroom mobile trailer), which is now acknowledged at a downward adjustment from \$ 4,900 to \$ 3,000. I agree that the \$ 1, 900 reduction is reasonable. Now the Property Tax has been shifted to the land. I take exception to unjustified shifting of the Property Tax to the land.

The land is high desert land that is **unimproved / undeveloped**. The attempt to upgrade the land is not accepted.

ROAD: it is a dirt road (it is not even gravel). I worked on the the road with pick and shovel. It is not a city, county, state or federal road. It is a private road. The road is the only access to the reappraised \$ 3,000 trailer.

ELECTRICAL POWER: it is provided, however I had to install a power pole (fortunately only one was required). I had to install all electrical line from the pole to the trailer.

WATER: is not available. I must operate, repair and maintain all the water systems. There are no city, county, state or federal water lines.

SEWER: is not available. I must service (or have it serviced) the sewer lines, septic tank, and leach field.

GAS: is not available, I rent a propane tank at about \$ 200 per year. The renter is required to provide his/her propane.

In summary, the comment "Recommendation No Change." is not consistent when the cost is shifted from the trailer to the land. It smacks of a less than honest appraisal. I respectfully request that you interceded to provide a fair and honest appraisal that I have requested.

Sincerely,



Abraham M. Mohammed
1961 North 270 West
Tooele, UT 84074

Enclosures;

1. Assessor Decision
2. Residential Petition for Review of Valuation

Vacant Land Sales

	Subject			
Property Use	Mobile Home Aff			
Parcel #	104-12-008			
Acres	4.27			
Land Value	\$60,260			
IMP Value	\$17,864	12,666.00		
FCV	\$78,124	74,926.00		
\$ per Acre	\$14,112			

	COMP 1	COMP 2	COMP 3	COMP 4	
Property Use	Vacant	Vacant	Vacant	Vacant	
Parcel #	104-16-001K	104-09-062	104-07-020A	104-18-126	
Date of Sale	5/25/2012	4/28/2011	5/18/2011	2/17/2012	
Sale price	\$68,150	\$50,000	\$72,000	\$65,000	
Acres	4.15	1.21	2.36	4.03	
Land Value	\$69,452	\$46,200	\$39,847	\$50,000	
IMP Value	\$0.00	\$0.00	\$0.00	\$0.00	
FCV	\$69,452	\$46,200	\$39,847	\$50,000	
\$ per FCV	\$16,739	\$38,182	\$16,884	\$12,407	
\$ per Sale	16,422	41,322	30,508	16,129	

Conclusion

Subject Parcel is developed property with an affixed mobile home, and is 4.27 acres in size. Subject property land value is currently valued at \$60,260 with an improvement value of \$17,864. Sales in the area range from \$16,129 to \$41,322 per acre. Subject property is located off Highway 92 but is accessed off East Pioneer lane. Comp 1 being the most comparable sale to subject property is not off Highway 92 and accessed off East Maranatha lane which is not a county maintained road and has no electric and no water. Comp 1 recently sold in mid 2012 and is 4.15 acres and sold for \$68,150 at \$16,422 per acre. Comp 2 is located north of subject property and is accessed off East Miller Canyon Road. Comp 2 sold in mid 2011 for \$50,000 and is 1.21 acres and it has electric and water to it. It sold for \$41,322 per acre and is about a half mile from subject property. Comp 3, 2.36 acres is located north of subject property on a paved road with no utilities on property. Sold mid 2011 for \$72,000. at \$16,884 per acre. Comp #4 roughly 3 miles from subject off Hwy 92 but must be accessed thru a side road off Three Cyns Blvd. Property sold 2-2012 for \$65,000. for 4.03 acres Price per acre was \$16,129.00 with no utilities on property.



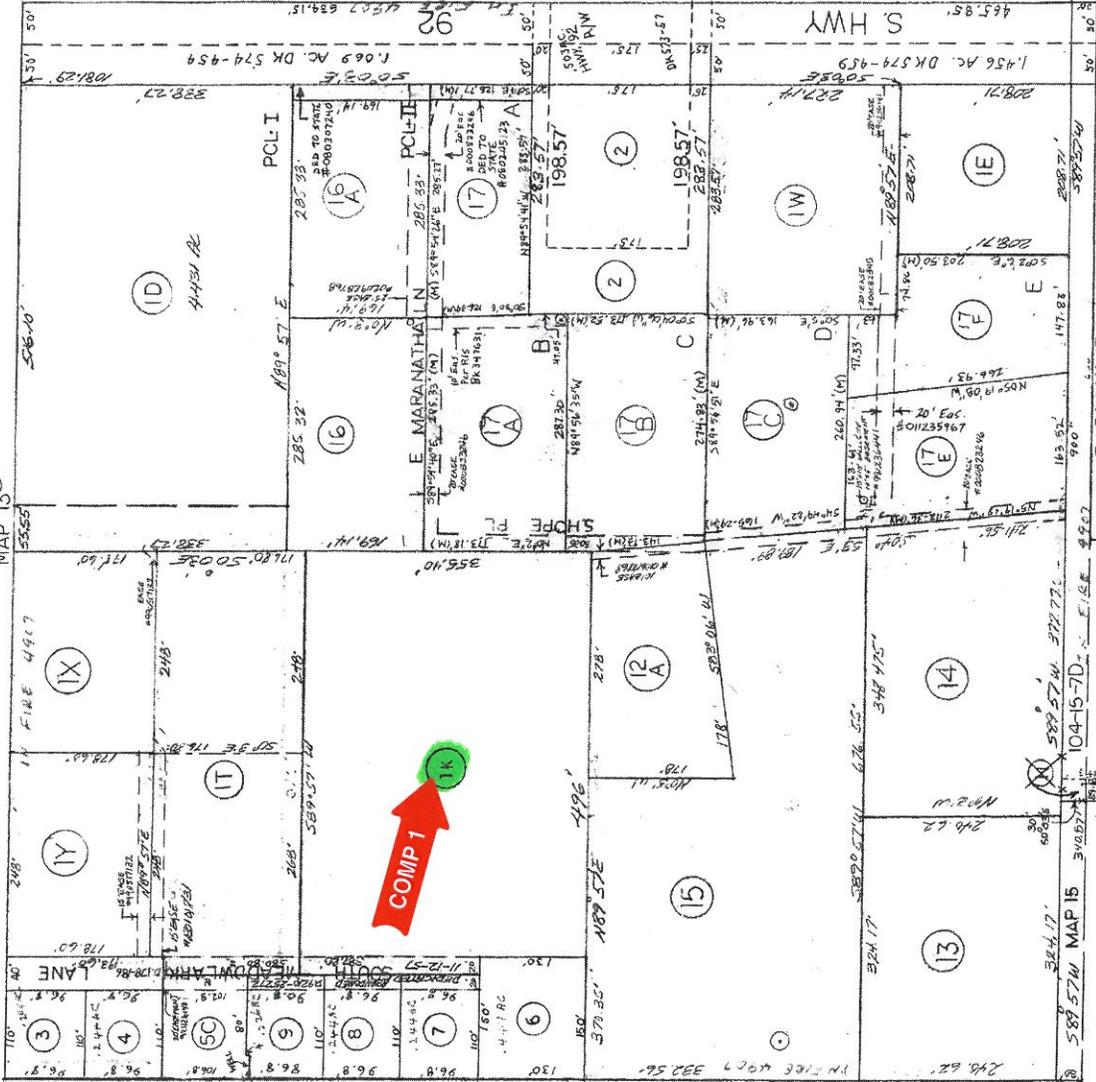
Google earth



Vacant Land Sales

104-16

1327.65
MAP 13



MAP 15
1320

MAP 15
E OAK HAVEN PLACE
1320
R/S
Parcels A-E
BK 34, P. 31

FOR QUESTIONS
REGARDING THIS MAP
SEE THE PLAN
104-16-011, AS 74608

SCALE: 1" = 150'

OSHSO COUNTY ASSESSOR
THIS MAP CREATED AS A WORKING RECORD
AND DOES NOT CONSTITUTE A SURVEY

THIS DESCRIPTION IS FROM
OUR WORKING RECORDS, AND
DOES NOT CONSTITUTE A SURVEY

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000010319 Parcel #: 10416001K Report Date: 09/10/2013 Initials: SHAWKER
 Acct Type: Vacant # of Imps: 0 Tax District: 4907 LEA: 0315 PUC: 0004 Status: A
 Owner's Name and Address Property Address Adjustments / Districts
 ARNOLD GEOFFREY , AZ Code
 P O BOX 35 A1
 PORT HUENEME , CA 93044

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
05/25/2012	\$68,150	WARRANTY DEED	2012-11564			OGAO JOHN M & LORETTA M
06/24/1993	\$40,000	WARRANTY DEED	19930616357			

Legal / Subdivision

POR NENE SEC 19 BY M&B; COM AT NW COR SAID NENE THN E646' S355.4' TO TPOB; THN CONT S355.4' W496' N130' W20' N225.4' E516' TO TPOB
 AKA S2 OF PCL 104-16-001B SEC 19 23 21 4.149AC 10-06 LV CHT 05-1

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	4.15	Acres	16735.37	\$69,452	16.0%	\$11,112
Land Subtotal:						\$69,452		\$11,112

Improvement Valuation Summary

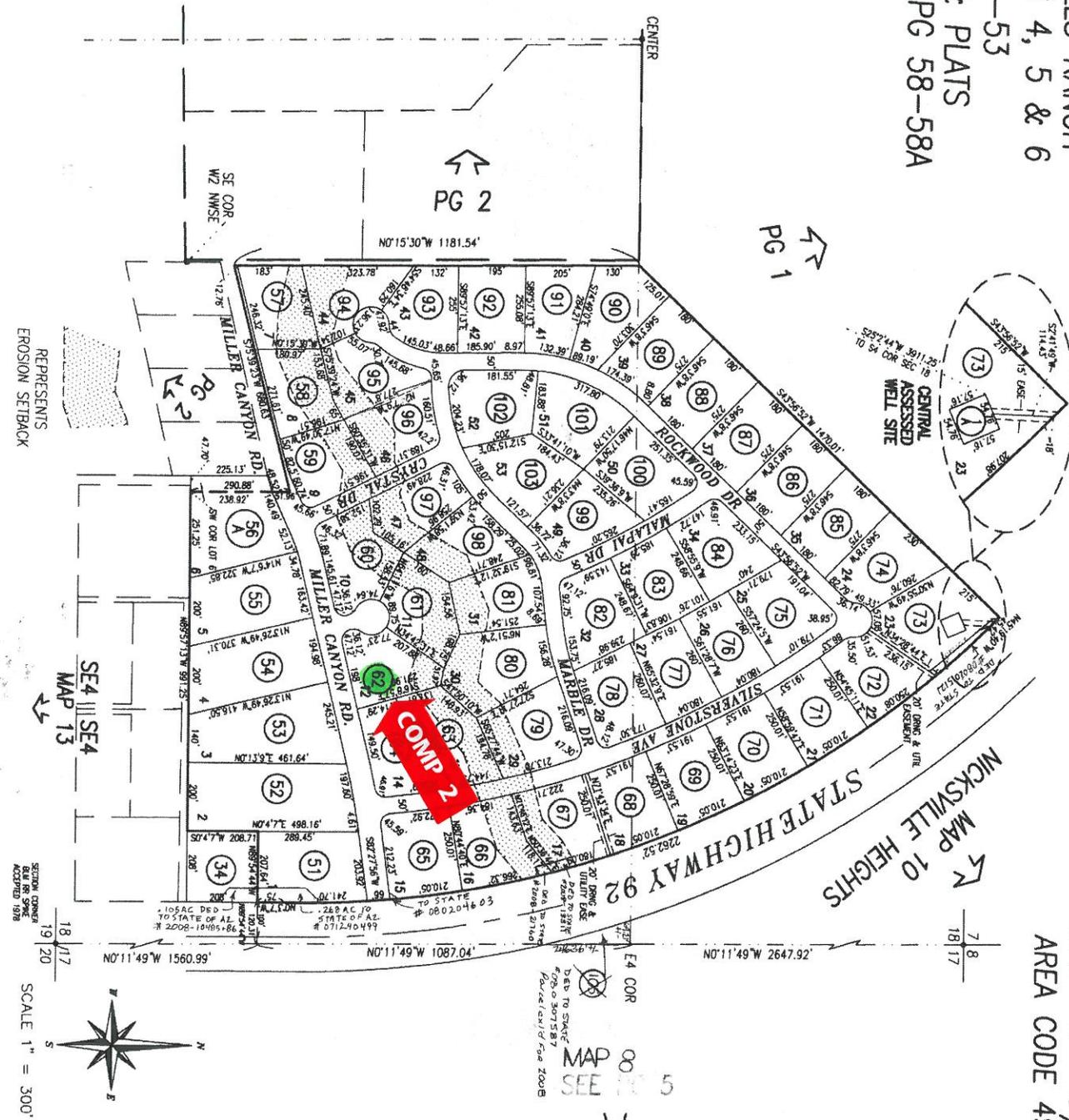
Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
Improvement Subtotal:				\$0		\$0

Total Property Value

FCV	\$69,452	Total FCV	\$69,452	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$11,112
LPV	\$69,452	Total LPV	\$69,452	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$11,112

FOOTHILLS RANCH
PHASES 4, 5 & 6
LOTS 1-53
MAPS & PLATS
BK 13 PG 58-58A

MAP 9 3/3
AREA CODE 4907



REPRESENTS
EROSION SETBACK

SE4 SE4
MAP 13

SCALE 1" = 300'
18 017
19 20



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

MAP SEE NO 5
E4 COR
SEE TO STATE
200.0 307.5 87
200.0 307.5 87
200.0 307.5 87

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000009871 Parcel #: 104-09-062 Report Date: 09/10/2013 Initials: SHAWKER

Acct Type: Vacant # of Imps: 0 Tax District: 4907 LEA: 0326 PUC: 0013 Status: A

Owner's Name and Address
 GONZALEZ ALFREDO & BEVERLY LYNN
 4664 E MILLER CANYON RD
 HEREFORD, AZ 856159285

Property Address
 , AZ

Adjustments / Districts
 Code A1 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/28/2011	\$50,000	JOINT TENANTS	2011-09644			ROHDE DAVID O & SHIRLEY C
04/10/2006	\$109,900	WARRANTY DEED	20060013450			CHARLES S & JERILYN SHELD AHL
03/28/1997	\$26,900	JOINT TENANTS	19970007785			

FOOTHILLS RANCH PHASES 4,5&6 LOT 12 1-08 LV MAP BOOK RESTRICTED LOT

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	1.21	Acres	38181.82	\$46,200	16.0%	\$7,392
Land Subtotal:						\$46,200		\$7,392

Improvement Valuation Summary

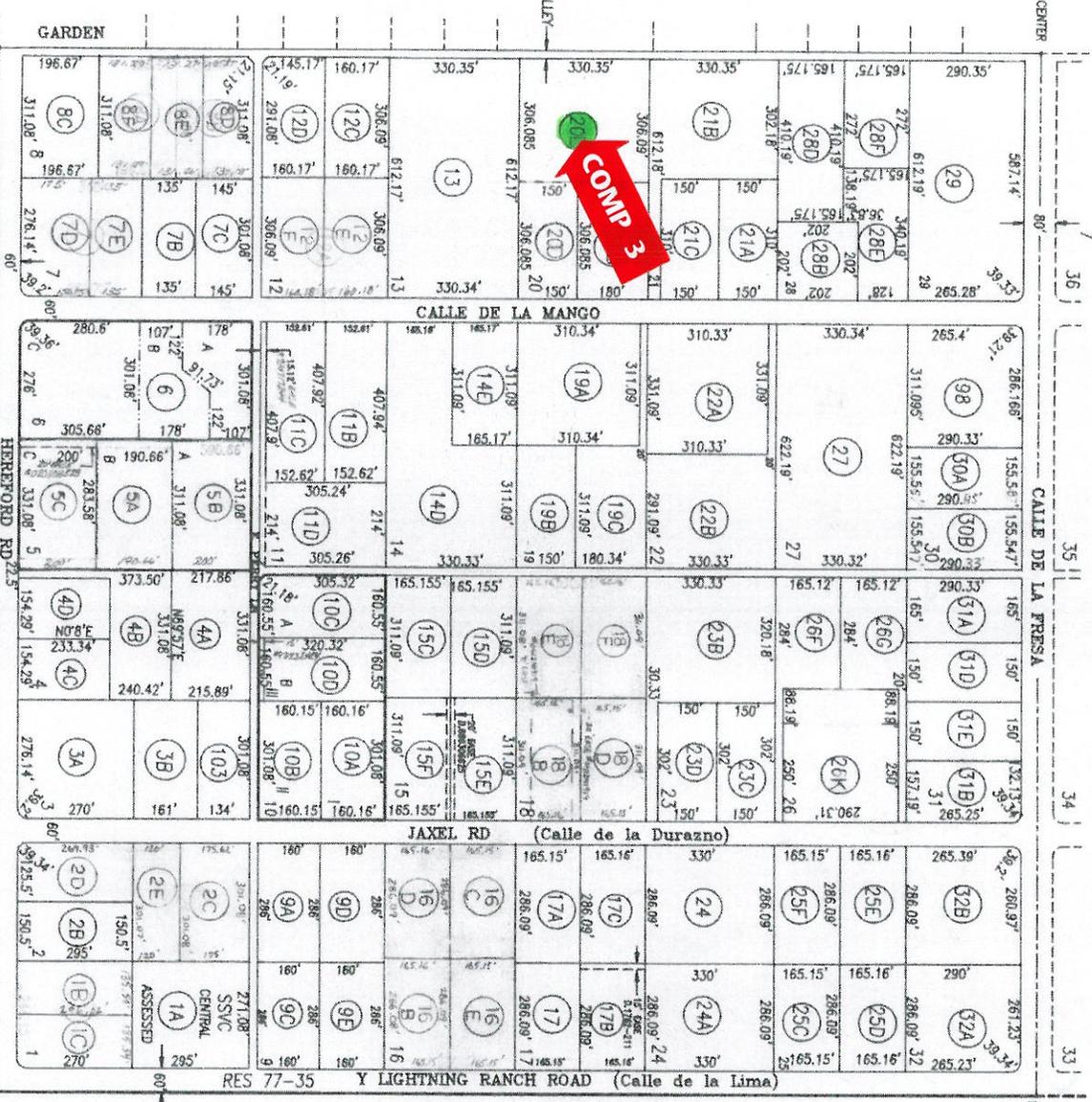
Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
				\$0		\$0
Improvement Subtotal:				\$0		\$0

FCV	LPV	Total FCV	Total LPV	Exempt	Asmt	Net Assd Val
\$46,200	\$46,200	\$46,200	\$46,200	\$0	16.0%	\$7,392
				\$0	16.0%	\$7,392
Total Property Value						

SEE PG 1

SEE PG 3

MAP 7 2/4
AREA CODE 4907



2642.4'
N0°9'48"E 2642.62' PER R/S BK 4 PG 47

SEE MAP 1



SCALE 1" = 300'

GARDEN VALLEY
BK 4 PG 26

SURVEYS
LOT 5 BK 1, PG 68
LOT 6 BK 1, PG 81
LOT 18 BK 23, PG 48

MAP 8

N89°59'32"E 2648.41'

IN FIRE 4907
THIS INFORMATION IS TAKEN FROM OUR WORKING RECORDS FOR ASSESSING PURPOSES ONLY
COCHISE COUNTY

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000009168 Parcel #: 10407020A Report Date: 09/10/2013 Initials: SHAWKER

Acct Type: Vacant # of Imps: 0 Tax District: 4907 LEA: 0311 PUC: 0013 Status: D

Owner's Name and Address
CLARK REVOCABLE TRUST
6974 CALLE DE LA MANGO
HEREFORD, AZ 85615

Property Address
6975 S GARDEN VALLEY DR
, AZ 85615

Adjustments / Districts
Code
A1

Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/26/2012	\$0	WARRANTY DEED	2012-16452			GAGNON DONALD & CARMEN FAMILY TRUST
05/01/2011	\$72,000	WARRANTY DEED	2011-11105			GAGNON DONALD & CARMEN FAMILY TRUST
02/03/2005	\$68,000	WARRANTY DEED	20050003849			WESTERN STATES FINANCIAL

GARDEN VALLEY W2 LOT 20 10-06 LV CHT 05-3 + HS

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Vacant	02RL	Market	1	Site	39847.20	\$39,847	16.0%	\$6,376
Land Subtotal:						\$39,847		\$6,376

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
Improvement Subtotal:				\$0		\$0

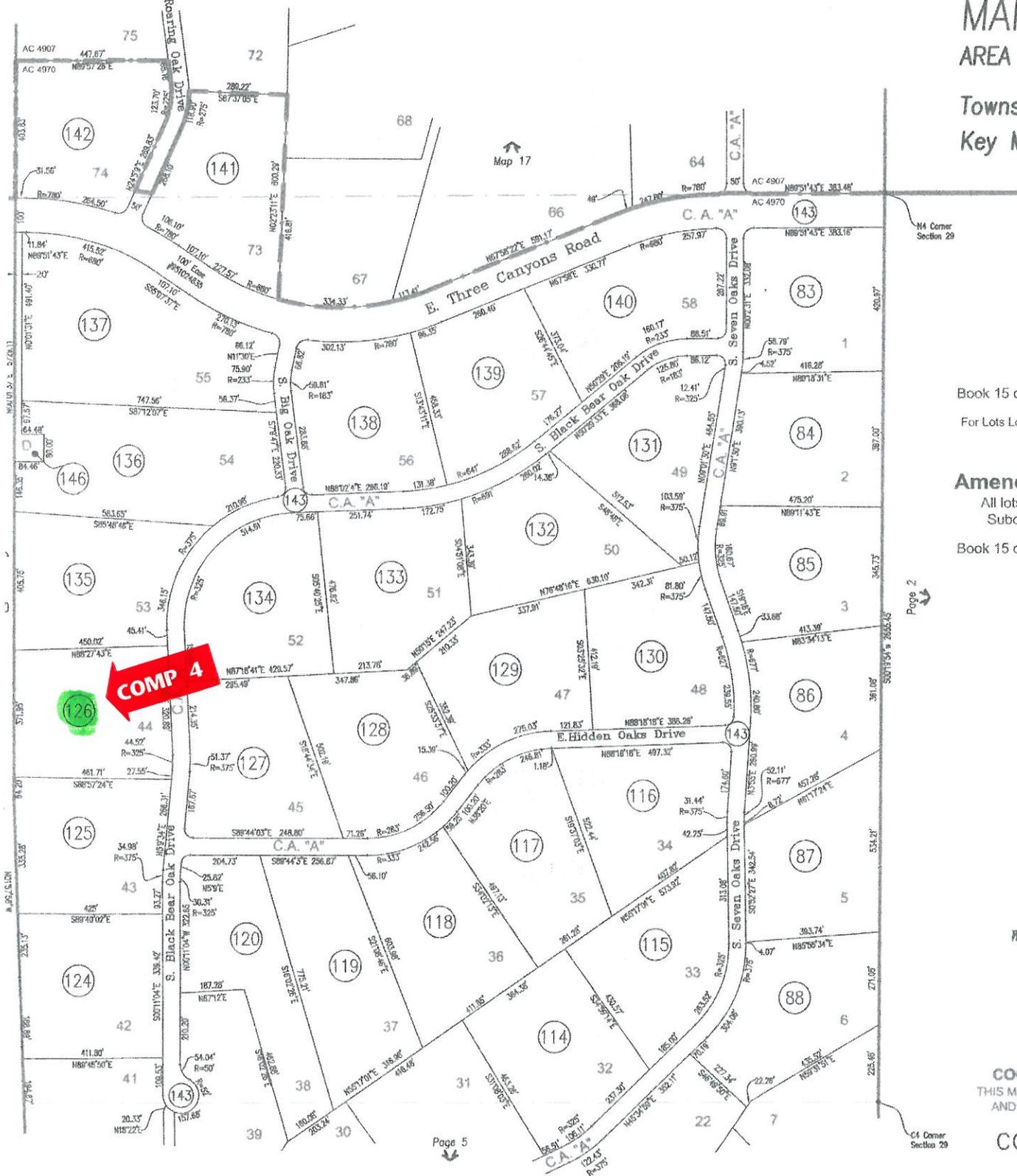
Total Property Value

FCV	\$39,847	Total FCV	\$39,847	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$6,376
LPV	\$39,847	Total LPV	\$39,847	Exempt	\$0	Asmt	16.0%	Net Assd Val	\$6,376

NW TN 23 S RG 21 E

BOOK 10
MAP 18
AREA CODE 4970

Township Map 10
Key Map Pa



The Oaks
 Lots 1-113
 Common Areas A
 as recorded at
 Book 15 of Maps and Plats, I
 Roads are Private per F
 For Lots Located in AC 4907 (Fry
 see Map 17

Amended Plat of T
 All lots adjacent to West
 Subdivision and to inclu
 recorded at
 Book 15 of Maps and Plats, I



SCALE 1" =
COCHISE COUNTY
 THIS MAP CREATED AS A V
 AND DOES NOT CONST

COCHISE C
 Creation Date: 0
 Revision Date: 0

COMP 4

Page 2

Page 5

C4 Corner Section 29

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000010617

Parcel #: 104-18-126

Report Date: 09/10/2013

Initials: SHAWKER

Acct Type: Residential

of Imps: 1

Tax District: 4970

LEA: 0326

PUC: 0131

Status: A

Owner's Name and Address

KOUT WILLIAM R
14418 S CAMINO TIERRA MONTE
SAHUARITA, AZ 85629

Property Address

, AZ

Adjustments / Districts

Code B6
Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
02/17/2012	\$0	SPECIAL WARRANTY DEED	2012-03597			PIONEER TITLE AGENCY INC TR #319061
02/17/2012	\$65,000	SPECIAL WARRANTY DEED	2012-03598			CASTLE & COOKE ARIZONA

THE OAKS LOT 44 4.030AC 12-07 LV MAP BOOK

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Residential	03L	Market	1	Site	50000	\$50,000	10.0%	\$5,000
Land Subtotal:						\$50,000		\$5,000

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Residential	Single Family Residential	031	\$147,074	10.0%	\$14,707
Improvement Subtotal:				\$147,074		\$14,707

Total Property Value

FCV	\$197,074	Total FCV	\$197,074	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$19,707
LPV	\$197,016	Total LPV	\$197,016	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$19,702

PROPERTY VALUE ANALYSIS

104-12-008

PARCEL NUMBER

Abraham Mohammed

OWNER'S NAME

5227 E. Pioneer Ln.

Hereford, Az

SITUS ADDRESS

USE CODE: 0839	ASSESSMENT RATIO 10% - 04021
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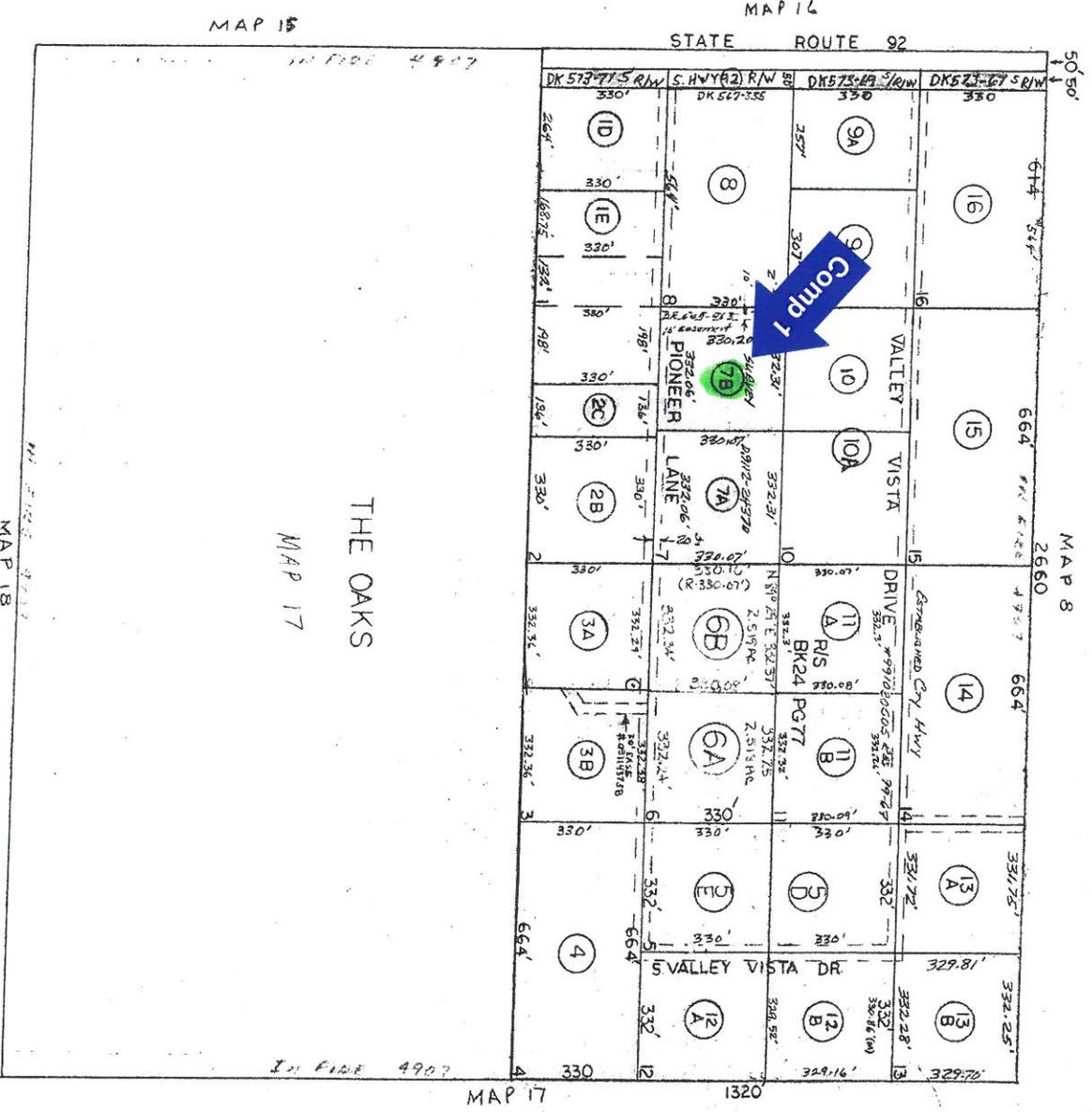
VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2013	\$60,260	\$15,738	\$75,998	\$75,998
CURRENT YEAR 2014	\$60,260	\$14,660	\$74,920	\$74,854
OWNER'S ESTIMATE			\$45,000	\$45,000
ASSESSOR'S DECISION	\$60,260	\$14,660	\$74,920	\$74,854
RECOMMENDED TO BOE	\$60,260	\$14,660	\$74,920	\$74,854

COMPARABLE DATA

SUBJECT	COMP 1	COMP 2	COMP 3	
PROPERTY USE	0839	0143	0839	0829
PARCEL #	104-12-008	104-12-007B	104-08-013G	104-12-002B
SALES PRICE		\$149,500	\$42,000	
DATE OF SALE				
\$ pr acre/size	\$14,112/4.27	\$16,261/2.52ac	\$16,897/2.16ac	\$16,286/2.50ac
TOTAL FCV	\$74,920.00	\$220,874.00	\$82,319.00	\$89,912.00
SIZE OF M.H.				
Sale per Acre	1967- 20'x55'	1982/14'x76'	1998/16'x80'	1973/24'x63'

CONCLUSION

Subject's property is valued consistently with similarly situated properties. Comp 1 is a mobil home that has room additions around it and valued now as a site built, which is directly south of next to subjects property. Comp 2 is less then 2 miles north of subjects and Comp 3 is just 2 parcels south of subjects. Recommend No Change.



VALLEY VISTA
ESTATES

THE OAKS

SCALE = 1" = 300'



ENGINEER COUNTY SURVEYOR
 THIS PLAN IS PREPARED AS A PROFESSIONAL SERVICE
 AND DOES NOT CONSTITUTE A WARRANTY
 THIS DESCRIPTION IS FROM
 OUR WORKING RECORDS AND
 DOES NOT CONSTITUTE A WARRANTY

EX-15, 16-55

MAP 18

MAP 17

MAP 17

1320

MAP 8

MAP 15

MAP 16

STATE ROUTE 92

50' 50"

DK 573-775 R/W	S. HWY (92) R/W	DK 573-49 R/W	DK 573-675 R/W
330'	330'	330'	330'
10	8	9A	16
1E	9	9B	15
198'	7B	10	10A
198'	7A	10B	14
330'	2B	11A	13A
330'	3A	11B	13B
330'	3B	12A	12B
330'	4	13A	13B
330'	5	14	15
330'	6	16	17
330'	7	18	19
330'	8	20	21
330'	9	22	23
330'	10	24	25
330'	11	26	27
330'	12	28	29
330'	13	30	31
330'	14	32	33
330'	15	34	35
330'	16	36	37
330'	17	38	39
330'	18	40	41
330'	19	42	43
330'	20	44	45
330'	21	46	47
330'	22	48	49
330'	23	50	

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000010143 Parcel #: 10412007B Report Date: 09/09/2013 Initials: SHAWKER
 Acct Type: Residential # of Imps: 5 Tax District: 4907 LEA: 0311 PUC: 0143 Status: A

Owner's Name and Address

DECKER HAROLD H JR & ROSEMARIE C
 FAMILY REV LIVING TRUST
 5371 PIONEER LANE
 HEREFORD, AZ 85615

Property Address

5371 E PIONEER LN
 HEREFORD, AZ 85615

Adjustments / Districts

Code A2
 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
11/06/1995	\$149,500	JOINT TENANTS	19951127531			
12/20/1991	\$95,400	WARRANTY DEED	19911225548			

copy #1

VALLEY VISTA EST W2 LOT 7 1982 SOLITAIRE 14X76 SERIAL #EMCCKS14766792 9-06 LV CHART 05-3 + HS

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Residential	03L	Market	1	Site	40978.40	\$40,978	10.0%	\$4,098
Land Subtotal:						\$40,978		\$4,098

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Residential	Single Family Residential	03I	\$160,729	10.0%	\$16,073
2	Residential	Residential Yard Improvements	03I	\$2,908	10.0%	\$291
3	Residential	Residential Yard Improvements	03I	\$9,772	10.0%	\$977
4	Residential	Residential Yard Improvements	03I	\$3,060	10.0%	\$306
5	Residential	Residential Yard Improvements	03I	\$3,427	10.0%	\$343
Improvement Subtotal:				\$179,896		\$17,990

Total Property Value

FCV	\$220,874	Total FCV	\$220,874	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$22,088
LPV	\$220,874	Total LPV	\$220,874	Exempt	\$0	Asmt	10.0%	Net Assd Val	\$22,088

**COCHISE COUNTY ASSESSOR IMPROVEMENT DETAIL REPORT
TAX YEAR 2014**

Account #: R000010143 Parcel #: 10412007B Report Date: 09/09/2013 Initials: SHAWKER Status:

Improvement 1

Property Type: Residential
% Complete: 100%
Market: 0311 **Sub Market:** 00
Quality: Average Plus
Condition: Average
Market Adj: 1

Occupancy

100% - Single Family Residential

Built As: Modular
SF: 2563
HVAC: Heat Pump
Interior Finish: Drywall
Const Type: Frame Stucco
Stories: 1
Obso F: 0%
Appr Date: 08/12/03
Year Built: 1988
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 1988
Story Hgt: 8
Obso E: 0%
Obso Adj: 0%
Appr Init: 10025

Details	Units	Unit Price	RCN
Porch			
Slab w/Steps	40	\$0	
Slab Roof	520	\$0	
Wood Roof	329	\$0	
Fixture			
Sink Standard	1	\$0	
Water Heater	1	\$0	
Rough In			
Laundry Facility	1	\$0	
Fixture			
Bath 2	1	\$0	
Bath 4	1	\$0	
Appliance			
Allowance	1	\$0	\$0

Improvement 2

Property Type: Residential
% Complete: 100%
Market: 0311 **Sub Market:** 00
Quality: Average
Condition: Average
Market Adj: 1

Occupancy

100% - Residential Yard Improvements

Built As: Residential Yard Improvements
SF: 1
HVAC: None
Interior Finish: Drywall
Const Type:
Stories: 1
Obso F: 0%
Year Built: 1990
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 1990
Story Hgt: 1
Obso E: 0%
Obso Adj: 0%

Details	Units	Unit Price	RCN
Add On			
SEPTIC TANK - ISX	1	\$0	\$4,135

Improvement 5

Property Type: Residential
% Complete: 100%
Market: 0311 **Sub Market:** 00
Quality: Average
Condition: Average
Market Adj: 1

Occupancy
 100% - Residential Yard Improvements

Built As: Residential Yard Improvements
SF: 1
HVAC: None
Interior Finish: Drywall
Const Type:
Stories: 1
Obso F: 0%
Appr Date: 10/31/01
Year Built: 2001
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 2001
Story Hgt: 1
Obso E: 0%
Obso Adj: 0%
Appr Init: 10032

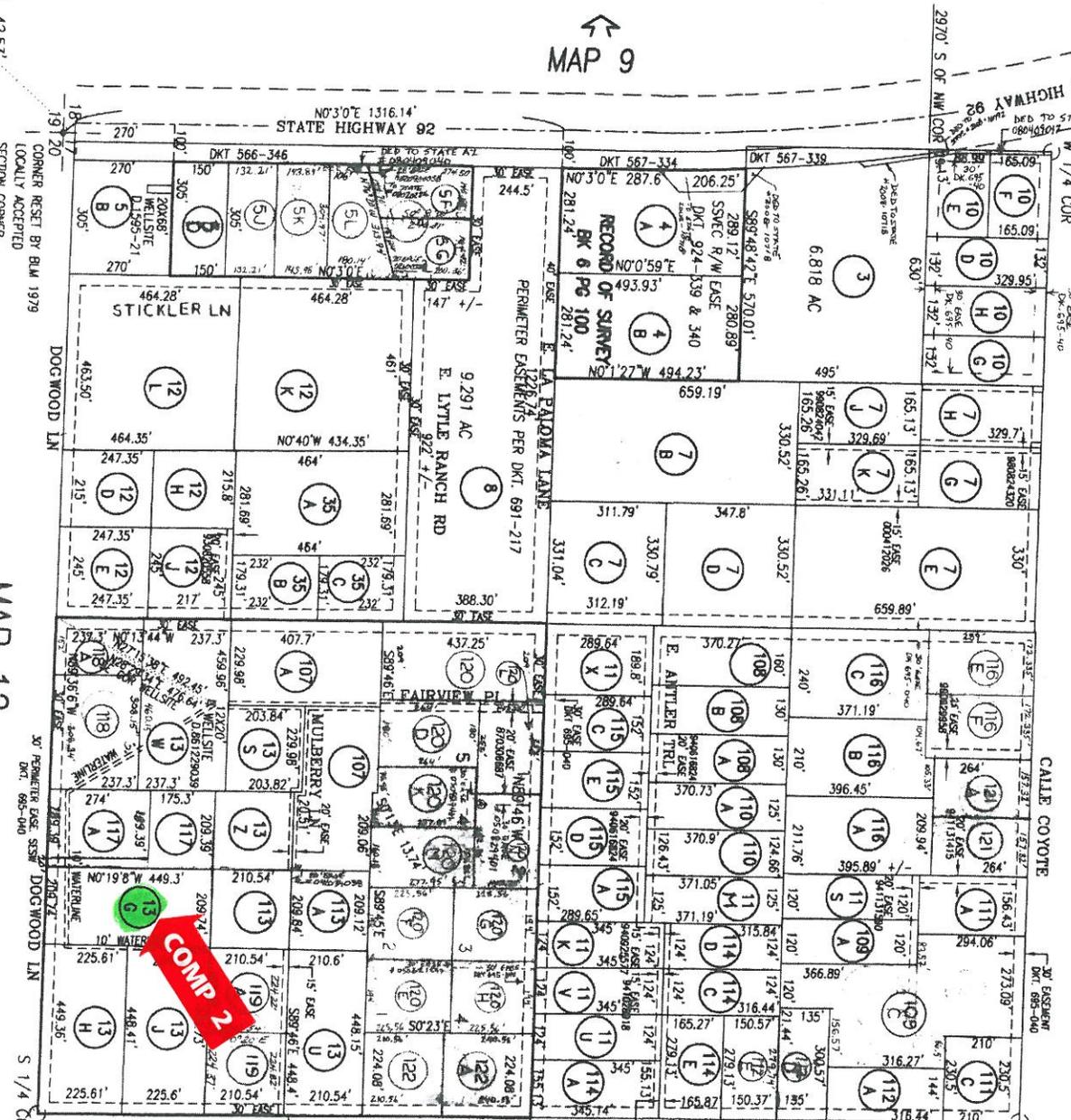
Details	Units	Unit Price	RCN
Add On STORAGE BUILDING, MIN. GRADE - STXM	540	\$0	\$4,451

SW4 SEC 17 TN 23 RG 21

SEE PG 3

BOOK 104
MAP 8 4/5
AREA CODE 4907

MAP 9



S39°26'30"E 42.53'

MAP 12

SCALE 1" = 300'



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

DO NOT USE FOR CONVEYANCE PURPOSES

DO NOT USE FOR CONVEYANCE PURPOSES

DO NOT USE FOR CONVEYANCE PURPOSES

SEE PG 5

SURVEY BK 3 PG 24

R/S LOTS 1-5 BK 24 PG 82

R/S LOTS 1-4 BK 26 PG 26

528.44' S OF CENTER COR

E. BULL ELK TRAIL

528.44' S OF CENTER COR

528.44' S OF CENTER COR

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000009571 Parcel #: 10408013G Report Date: 09/09/2013 Initials: SHAWKER

Acct Type: MH Affixed # of Imps: 5 Tax District: 4907 LEA: 0311 PUC: 0839 Status: A

Owner's Name and Address

KOLB EDWARD B & CYNTHIA A
5481 E DOGWOOD LANE
HEREFORD, AZ 85615

Property Address

5481 E DOGWOOD LN
HEREFORD, AZ 85615

Adjustments / Districts

Code	Units
A2	
D-FCV	
D-LPV	
D-FCV	
D-LPV	

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
10/16/1997	\$42,500	JOINT TENANTS	19970026893			
08/08/1990	\$27,500	WARRANTY DEED	19900015090			
08/08/1990	\$0	WARRANTY DEED	19900015088			

Legal / Subdivision

POR SESW SEC 17 BY M&B: COMM AT S4 COR SAID SEC 17 THN N89DEG 37MIN W449.36' TO TPOB: THN N0DEG 19MIN W449.91' N89DEG 46MIN W209.74' S0DEG 19MIN E449.30' S89DEG 36MIN E209.74' TO TPOB SEC 17 23 21 2.164AC & 2/12 INT IN 12'X20' WELLSITE LOCATED N28DEG 29MIN E476.64' FROM SW COR SESW LESS SALES OF RECORD 1998 16X80 NEW MOON SR#13520080 9-06 LV CHT 99-5 + 2HS

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Mobile Home	03L	Market	2.16	Acres	16928.15	\$36,565	10.0%	\$3,656
Land Subtotal:						\$36,565		\$3,656

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Mobile Home	Mobile Home Yard Improvements	031	\$5,505	10.0%	\$551
2	Mobile Home	Mobile Home Yard Improvements	031	\$8,052	10.0%	\$805
4	Mobile Home	Affixed Mobile Home	031	\$25,842	10.0%	\$2,584
5	Residential	Residential Yard Improvements	031	\$3,115	10.0%	\$312
6	Residential	Residential Yard Improvements	031	\$3,240	10.0%	\$324
Improvement Subtotal:				\$45,754		\$4,576

**COCHISE COUNTY ASSESSOR IMPROVEMENT DETAIL REPORT
TAX YEAR 2014**

Account #: R000009571 Parcel #: 10408013G Report Date: 09/09/2013 Initials: SHAWKER Status:

Improvement 1

Property Type: Mobile Home
 % Complete: 100%
 Market: 0311 Sub Market: 00
 Quality: Average
 Condition: Average
 Market Adj: 1

Occupancy

100% - Mobile Home Yard Improvements

Built As: Mobile Home Yard Improvements

SF: 1
 HVAC: None
 Interior Finish:
 Const Type:
 # Stories: 1
 Obso F: 0%
 Appr Date: 04/25/01
 Year Built: 1988
 Yr Remodeled: 0
 % Remodeled: 0%
 Adj Year Built: 1988
 Story Hgt: 1
 Obso E: 0%
 Obso Adj: 0%
 Appr Init: 10032

Improvement 2

Property Type: Mobile Home
 % Complete: 100%
 Market: 0311 Sub Market: 00
 Quality: Fair Plus
 Condition: Average
 Market Adj: 1

Occupancy

100% - Mobile Home Yard Improvements

Built As: Mobile Home Yard Improvements

SF: 1
 HVAC: None
 Interior Finish:
 Const Type:
 # Stories: 1
 Obso F: 0%
 Year Built: 1993
 Yr Remodeled: 0
 % Remodeled: 0%
 Adj Year Built: 1993
 Story Hgt: 1
 Obso E: 0%
 Obso Adj: 0%

Details	Units	Unit Price	RCN
Add On			
SITE PREPARATION - BC	840	\$0	\$228
MOBILE HOME, WATER AND SEPTIC - MHA	1	\$0	\$1,264
MOBILE HOME, ELECTRIC SERVICE - MHE	1	\$0	\$896
MOBILE HOME, GAS SERVICE - MHG	1	\$0	\$427
WOOD DECK W/ROOF W/O STEPS - POX	60	\$0	\$2,001
WOOD DECK W/ROOF W/O STEPS - POX	160	\$0	\$4,020

Details	Units	Unit Price	RCN
Add On			
DETACHED GARAGE - GDT	576	\$0	\$10,977
AWNING, WOOD, WITH COVER - POD	128	\$0	\$1,048

Property Type: Residential
% Complete: 100%
Market: 0311 **Sub Market:** 00

Quality: Average
Condition: Average
Market Adj: 1

Occupancy
100% - Residential Yard Improvements

Built As: Residential Yard Improvements
SF: 1
HVAC: None
Interior Finish: Drywall
Const Type:
Stories: 1
Obso F: 0%
Appr Date: 08/13/99

Year Built: 1988
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 1988
Story Hgt: 1
Obso E: 0%
Obso Adj: 0%
Appr Init: 30009

Details

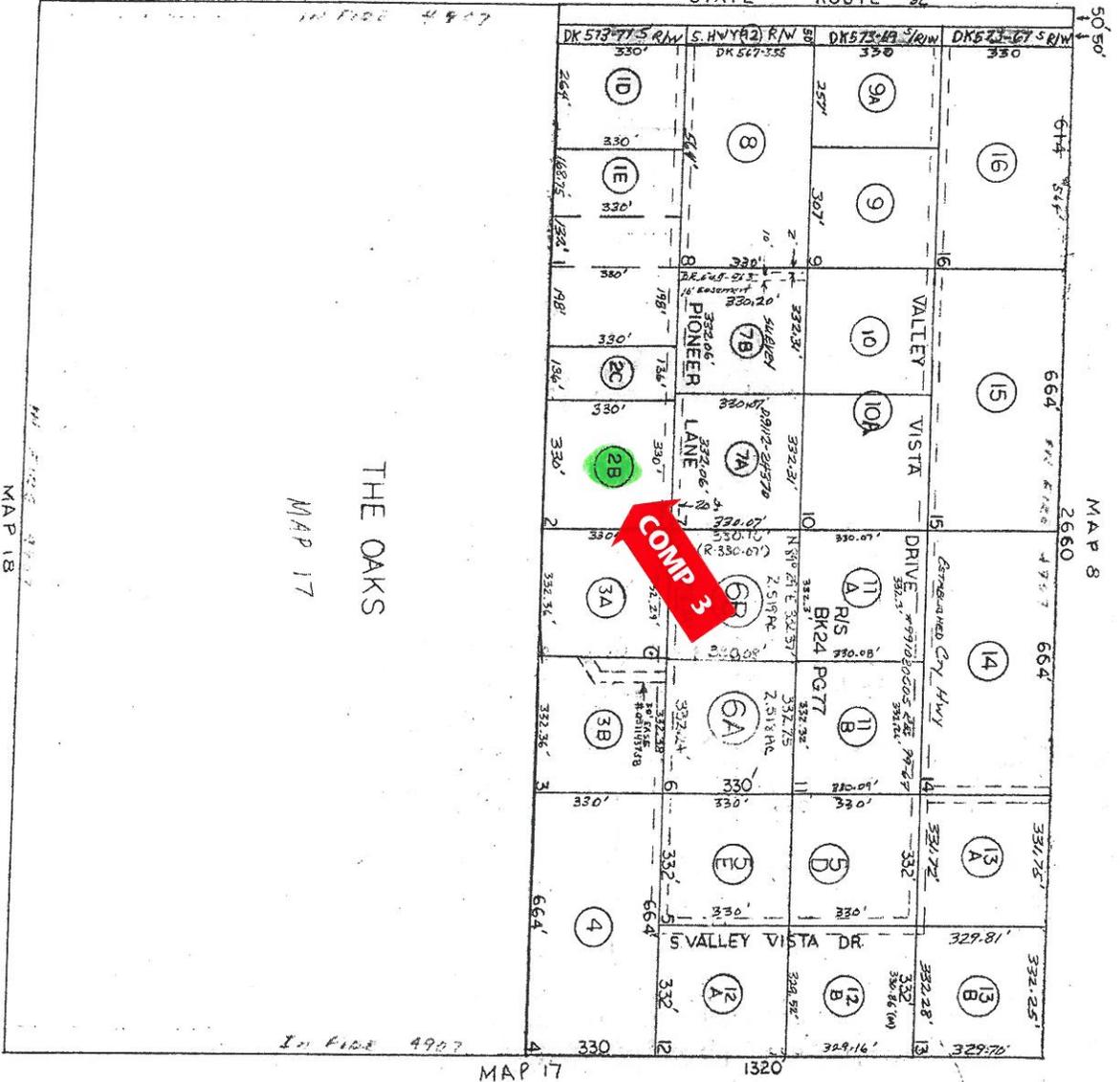
Add On

	Units	Unit Price	RCN
SEPTIC TANK - ISX	1	\$0	\$4,135
STORAGE BUILDING, MIN. GRADE - STXM	64	\$0	\$528

MAP 15

MAP 16

STATE ROUTE 92



VALLEY VISTA
ESTATES

BK 57, 75, 55

SCALE = 1" = 300'

INCLUDE EVIDENCE ASSESSOR
RECORDS AND PLATS AS A WORKING RECORD
AND FIELD AND CASH PLATS A SURVEY
THIS DISPOSITION IS FROM
OUR WORKING RECORDS AND
DOES NOT CONSTITUTE A SURVEY

104-12

**COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014**

Account #: R000010131 Parcel #: 10412002B Report Date: 09/09/2013 Initials: SHAWKER
 Acct Type: MH Affixed # of Imps: 4 Tax District: 4907 LEA: 0311 PUC: 0829 Status: A

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

DUNN EDWIN L & FRANCES G REV LIV TRUST 5374 E PIONEER LN Code
 PO BOX 82 HEREFORD, AZ 85615 A2
 HEREFORD, AZ 85615

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
					<i>page #3</i>	

Legal / Subdivision

VALLEY VISTA EST: THE E330' OF LOT 2 MH 1973 UNIVERSAL DELVX 24X63 SERIAL #26095U & 26095X 9-06 LV CHART 05-3 + HS

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Mobile Home	03L	Market	1	Site	40714.40	\$40,714	10.0%	\$4,071
Land Subtotal:						\$40,714		\$4,071

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Mobile Home	Affixed Mobile Home	03I	\$8,628	10.0%	\$863
2	Mobile Home	Mobile Home Yard Improvements	03I	\$15,741	10.0%	\$1,574
3	Mobile Home	Mobile Home Yard Improvements	03I	\$13,053	10.0%	\$1,305
4	Residential	Residential Yard Improvements	03I	\$11,776	10.0%	\$1,178
Improvement Subtotal:				\$49,198		\$4,920

Total Property Value

FCV	LPV	Total FCV	Total LPV	Exempt	Asmt	Net Assd Val
\$89,912	\$89,912	\$89,912	\$89,912	\$0	10.0%	\$8,991
				\$0	10.0%	\$8,991

**COCHISE COUNTY ASSESSOR IMPROVEMENT DETAIL REPORT
TAX YEAR 2014**

Account #: R000010131 Parcel #: 10412002B Report Date: 09/09/2013 Initials: SHAWKER Status:

Improvement 1

Property Type: Mobile Home
% Complete: 100%
Market: 0311 **Sub Market:** 00
Quality: Average
Condition: Average
Market Adj: 1

Occupancy

100% - Affixed Mobile Home

Built As: Double Wide
SF: 1512
HVAC: Forced Air
Interior Finish: Drywall
Const Type: Hardboard Sheet
Stories: 1
Obso F: 0%
Appr Date: 06/08/92
Year Built: 1973
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 1973
Story Hgt: 1
Obso E: 0%
Obso Adj: 0%
Appr Init: 30009

Improvement 2

Property Type: Mobile Home
% Complete: 100%
Market: 0311 **Sub Market:** 00
Quality: Average
Condition: Average
Market Adj: 1

Occupancy

100% - Mobile Home Yard Improvements

Built As: Mobile Home Yard Improvements
SF: 1
HVAC: None
Interior Finish:
Const Type:
Stories: 1
Obso F: 0%
Year Built: 1972
Yr Remodeled: 0
% Remodeled: 0%
Adj Year Built: 1972
Story Hgt: 1
Obso E: 0%
Obso Adj: 0%

Details	Units	Unit Price	RCN
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Add On			
SITE PREPARATION - BC	1512	\$0	\$410
STUCCO - MAH	1392	\$0	\$22,206
MOBILE HOME, WATER AND SEPTIC - MHA	1	\$0	\$1,264
MOBILE HOME, ELECTRIC SERVICE - MHE	1	\$0	\$896
MOBILE HOME, GAS SERVICE - MHG	1	\$0	\$427
AWNING, WOOD, WITH COVER - POD	132	\$0	\$888
OPEN PORCH/PATIO -	176	\$0	\$1,656