

COCHISE COUNTY ASSESSOR

2014 VALUATION



Cochise County Board of Equalization Hearing

PARCEL

105-04-424S



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: 11/06/2013

**ASSESSOR RECOMMENDATION TO
BOE**

Parcel #: 105-04-424S Owner's Name: SVRHC Office Complex LLC

Original 2014 FCV: \$0 Original Class: 0
Year

LPV: \$0

Amended 2014 FCV: \$584,731 Amended Class: M
Year

LPV: \$567,840

Assessor's 2014 Recommended
Year Class: 1.12

Recommendation: FCV: \$541,703

LPV: \$519,074

Basis:

Downward adjustment due to relisting components. The sale in subject's area, valued at \$119 p/sf, supports Assessor's value of \$68 p/sf for the subject. Equity in subject's area range from \$74 p/sf to \$108 p/sf, which also supports Assessor's value. A Notice of Change was issued to appellant because of a split for 2014 valuation year. Also, the legal class was changed on imp #2, due to the parcel being changed from "exempt" to "non-exempt" status, and imp #2's square footage changed from 3647 sf to 3279 sf.

**COCHISE COUNTY ASSESSOR
PROPERTY PROFILE - ACCOUNT NOTES**

Entry Date	Note	Category
09/09/2013		
09/09/2013	4-09-13 #2013-08076 WD EX B-7 FROM: SVRHC OFFICE COMPLEX LLC TO: SVRHC OFFICE COMPLEX LLC CANCEL: 105-04- 424A / 424K / 424P NEW: 105-04-424Q / 424R SPLIT: 105-04-424S FOR TAX YEAR 2014 NOTE: SEE PARCEL REFERENCE ON R/S BK 46 PG 43	DEEDS
09/09/2013	2014 LVMB 8/2F <20% MKT ADJ> MOVED IMPS FROM 105-04-424P(IMP # 1) AND IMPS FROM 105-04-424A TO THIS PARCEL FOR 2014	APPRAISER / SPLITS
10/28/2013	2014 NOC BOE APPL 3178	
11/04/2013	11/4/13 2014 NOC APPEAL RELISTED IMPS & REDREW STRUCTURES, IMP#2 WAS CHANGED FROM 3647 SF TO 3279 SF, DOWNWARD ADJUSTMENT	

PROPERTY VALUE ANALYSIS

105-04-424S

PARCEL NUMBER

SVRHC Office Complex LLC

OWNER'S NAME

302 El Camino Real

Sierra vista, AZ 85635

SITUS ADDRESS

USE CODE: 2120	ASSESSMENT RATIO 19%
-----------------------	-----------------------------

VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2013	\$0	\$0	\$0	\$0
CURRENT YEAR 2014	\$101,197	\$483,534	\$584,731	\$567,840
OWNER'S ESTIMATE				
ASSESSOR'S DECISION	\$101,197	\$440,506	\$541,703	\$519,074
RECOMMENDED TO BOE	\$101,197	\$440,506	\$541,703	\$519,074

COMPARABLE DATA

SUBJECT	Sale 1	Sale 2	Sale 3	Sale 4
PROPERTY USE				
PARCEL #	2120	2130		
	105-04-424S	105-04-424N		
SALE				
	\$0 - 4/09/2013	\$250000 - 4/22/2011		
Sale P/SF				
	\$0	\$119		
FCV				
	\$541,703	\$226,776		
FCV p/sf				
	\$68	\$108		
Imp p/sf				
	\$56	\$88		

CONCLUSION

Sales in subject's area support Assessor's value.

PROPERTY VALUE ANALYSIS

105-04-424S

PARCEL NUMBER

SVRHC Office Complex LLC

OWNER'S NAME

302 El Camino Real

Sierra Vista, AZ 85635

SITUS ADDRESS

USE CODE: 2120	ASSESSMENT RATIO 19%
-----------------------	-----------------------------

VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2013	\$0	\$0	\$0	\$0
CURRENT YEAR 2014	\$101,197	\$483,534	\$584,731	\$567,840
OWNER'S ESTIMATE				
ASSESSOR'S DECISION	\$101,197	\$440,506	\$541,703	\$519,074
RECOMMENDED TO BOE	\$101,197	\$440,506	\$541,703	\$519,074

COMPARABLE DATA

SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4
PROPERTY USE	2120	2120	2140	2140
PARCEL #	2130			
	105-04-424S	105-04-424D	105-04-424G	105-04-424H
	105-04-424N			
Land	\$101,197	\$23,511	\$133,137	\$18,579
FCV	\$541,703	\$216,951	\$642,160	\$404,490
FCV P/SF	\$68	\$94	\$93	\$74
Imp	\$440,506	\$193,440	\$509,023	\$385,911
Imp p/sf	\$56	\$84	\$73	\$70
	\$88			

CONCLUSION

Equity in subject's area support Assessor's value.

PROPERTY VALUE ANALYSIS

105-04-424S

PARCEL NUMBER

SVRHC Office Complex LLC

OWNER'S NAME

302 El Camino Real

Sierra Vista, AZ 85635

SITUS ADDRESS

USE CODE: 0131	ASSESSMENT RATIO 10%
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VALUES	LAND	IMP'S/BLDG'S	TOTAL	LPV
PREVIOUS YEAR 2013	\$0	\$0	\$0	\$0
CURRENT YEAR 2014	\$101,197	\$483,534	\$584,731	\$567,840
OWNER'S ESTIMATE				
ASSESSOR'S DECISION	\$101,197	\$440,506	\$541,703	\$519,074
RECOMMENDED TO BOE	\$101,197	\$440,506	\$541,703	\$519,074

COMPARABLE DATA

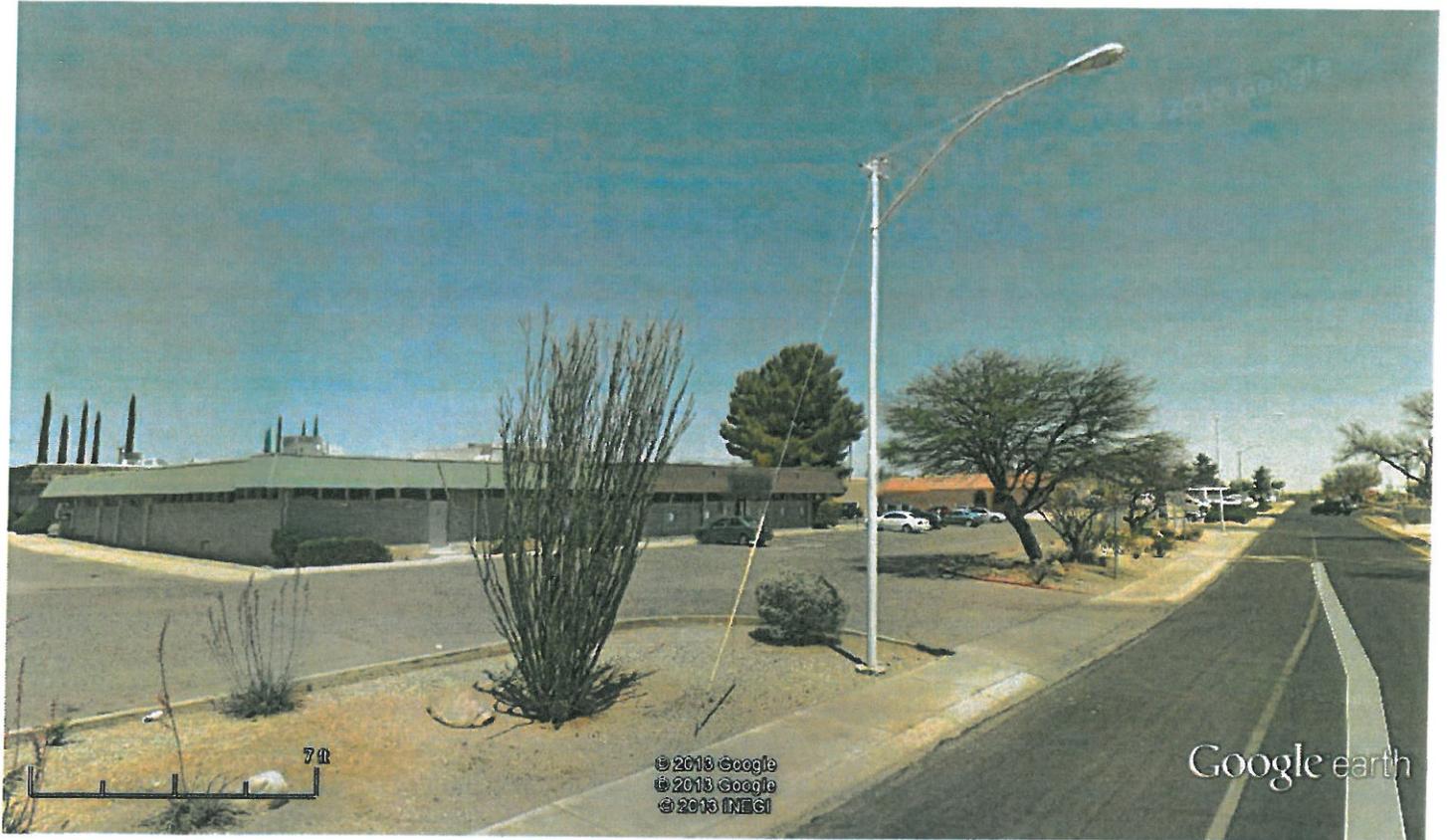
SUBJECT	Comp 5	Comp 6	Comp 7	Comp 8
PROPERTY USE	2120	2110		
PARCEL #	105-04-424S	105-04-486		
Land	\$101,197	\$67,839		
FCV	\$541,703	\$365,335		
FCV P/SF	\$68	\$90		
Imp	\$440,506	\$297,496		
Imp p/sf	\$56	\$73		

CONCLUSION

Equity in subject's area support Assessor's value.

4

SUBJECT 105.04-4245

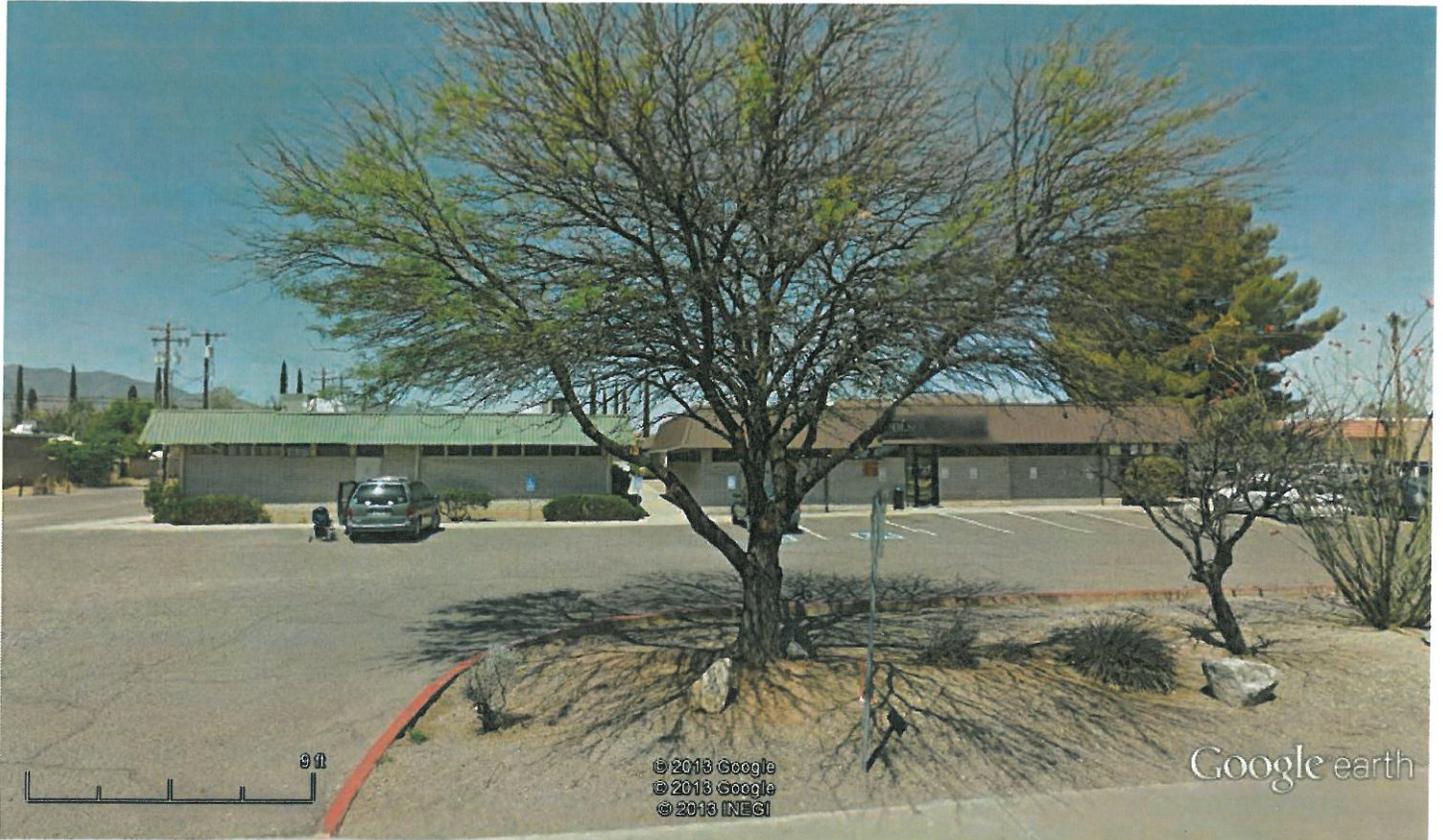


Google earth



SUBJECT

105-04.4245



Google earth



Subtract

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R010029407 Parcel #: 10504424S Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 2 Tax District: 6830 LEA: 0304 PUC: 2120 Status: A

Owner's Name and Address: SVRHC OFFICE COMPLEX LLC
C/O PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK, KS 66223

Property Address: 302 EL CAMINO REAL
SIERRA VISTA, AZ 85635

Adjustments / Districts: Code B2 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/09/2013	\$0	WARRANTY DEED	2013-08076			SVRHC OFFICE COMPLEX LLC

Legal / Subdivision: POR OF SIERRA VISTA MEDICAL SQUARE PER REPORT OF SURV BK 11 PG 15 A RESUB OF VILLAGE MEADOWS BLK 3 DESC AS FLLWS: COM AT NW CORN SEC 1 THN S0DEG 02MIN E1029.60' N89DEG 58MIN E10' N89DEG 58MIN E551.70' S0DEG 02MIN E191.43' S89DEG 58MIN W63.97' TO POB THN S0DEG 02MIN E10.62' N89DEG 58MIN E9.76' S0DEG 02MIN E46.12' S89DEG 58MIN W10.27' S0DEG 02MIN E13.10' S89DEG 58MIN W112.58' N0DEG 02MIN W72.15' N89DEG 58MIN E42.77' N0DEG 02MIN W41.70' N89DEG 58MIN E7.78' N0DEG 02MIN W40.13' N89DEG 58MIN E6.54' N0DEG 02MIN W31.56' N89DEG 58MIN E56' S0DEG 02MIN E115.70' TO POB SEC1-22-20.363AC

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.3630	Acres	278779.61	\$101,197	19.0%	\$19,227
Land Subtotal:						\$101,197		\$19,227

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	0112I	\$303,166	19.0%	\$57,602
2	Commercial	Dental Office/ Clinic	02RI	\$180,368	16.0%	\$28,859
Improvement Subtotal:				\$483,534		\$86,461

Total Property Value

FCV	LPV	Total FCV	Total LPV	Exempt	Asmt	Asmt	Net Assd Val	Net Assd Val
\$584,731	\$567,840	\$584,731	\$567,840	\$0	18.1%	18.0%	\$105,688	\$102,478

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014

SUBJECT - NEW VALUE

Account #: R010029407 Parcel #: 10504424S Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 2 Tax District: 6830 LEA: 0304 PUC: 2120 Status: A

Owner's Name and Address Property Address Adjustments / Districts

SVRHC OFFICE COMPLEX LLC 302 EL CAMINO REAL Code
 C/O PROPERTY VALUATION SERVICES SIERRA VISTA, AZ 85635 B2
 14400 METCALF AVE
 OVERLAND PARK, KS 66223

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/09/2013	\$0	WARRANTY DEED	2013-08076			SVRHC OFFICE COMPLEX LLC

Legal / Subdivision
 POR OF SIERRA VISTA MEDICAL SQUARE PER REPORT OF SURV BK 11 PG 15 A RESUB OF VILLAGE MEADOWS BLK 3 DESC AS FLLWS: COM AT NW CORN SEC 1 THN S0DEG 02MIN E1029.60' N89DEG 58MIN E10' N89DEG 58MIN E551.70' S0DEG 02MIN E191.43' S89DEG 58MIN W63.97' TO POB THN S0DEG 02MIN E10.62' N89DEG 58MIN E9.76' S0DEG 02MIN E46.12' S89DEG 58MIN W10.27' S0DEG 02MIN E13.10' S89DEG 58MIN W112.58' N0DEG 02MIN W72.15' N89DEG 58MIN E42.77' N0DEG 02MIN W41.70' N89DEG 58MIN E7.78' N0DEG 02MIN W40.13' N89DEG 58MIN E6.54' N0DEG 02MIN W31.56' N89DEG 58MIN E56' S0DEG 02MIN E115.70' TO POB SEC1-22-20.363AC

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.3630	Acres	278779.61	\$101,197	19.0%	\$19,227
Land Subtotal:						\$101,197		\$19,227

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	0112I	\$280,788	19.0%	\$53,350
2	Commercial	Dental Office/ Clinic	0112I	\$159,718	19.0%	\$30,346
Improvement Subtotal:				\$440,506		\$83,696

Total Property Value

FCV	\$541,703	Total FCV	\$541,703	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$102,923
LPV	\$519,074	Total LPV	\$519,074	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$98,624

SW 5000 - 2000

542E 0000 - 110000

MapView: (customized)

File View Tools Help



Parcels, 10250

General Owner

Attrib Value	
APN	10504424D
Book	105
Map	04
Parcel	424D
Use Cc	2120
Tax An	6830
Market	03
Market	04
Zoning	0P
Categc	
ESN	101
Precinct	34
Refer	SIERRA VISTA
System	10250
Last M	imggraph
Last E	2008-Aug-04 11

Locate by: APN to Parcel

Book: 105

Map: 04

Parcel: 424S

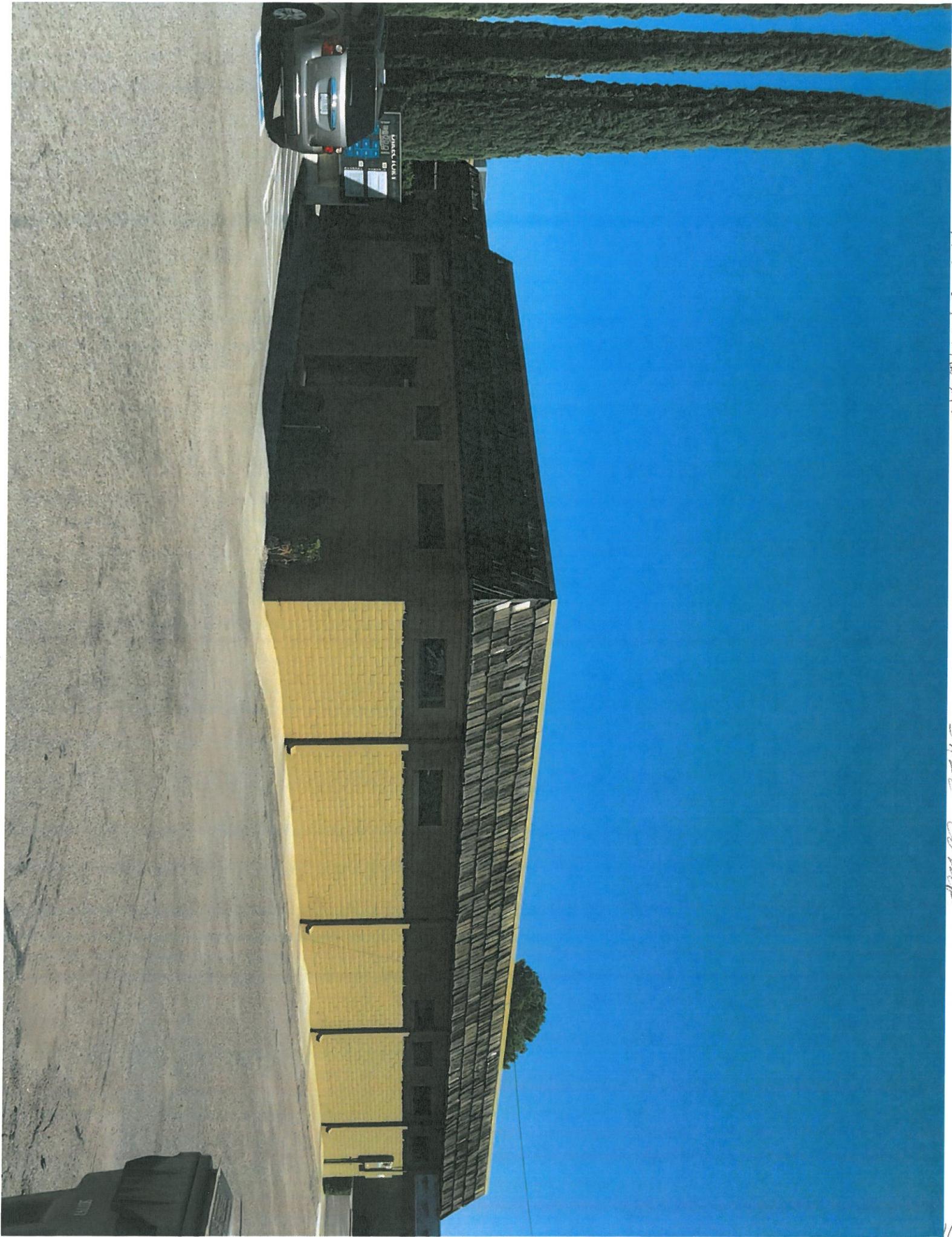


32°25'34.54"N 110°27'28.51"W Scale: 1" = 95' on 7.5" x 8.5" Rotation: 0°00'00.00"



105-04-4104N

3422
CO MP



COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014

SALZ

Account #: R000015807 Parcel #: 10504424N Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 2130 Status: A

Owner's Name and Address: SVRHC OFFICE COMPLEX LLC
 C/O PROPERTY VALUATION SERVICES
 14400 METCALF AVE
 OVERLAND PARK, KS 66223

, AZ

Code A2
 Adjustments / Districts

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/22/2011	\$250,000	WARRANTY DEED	2011-09261			SURETTE ROGER F & IRIS H
10/31/2005	\$283,500	OT	20050041867			RICHARD D & SUNG SOOK OH

Legal / Subdivision
 SIERRA VISTA MEDICAL SQ BY M&B BEG AT THE NW COR OF SEC 1 THIN S00DEG 02MIN E1029.60' N89DEG 58MIN E10' S00DEG 02MIN E248.59 S45DEG 01MIN E21.21 N89DEG 58MIN 126.48' TO THE SE COR OF LOT 7 OF THE SVMC SUBDIVISION AND POB, N00DEG 01MIN W93.65' N89DEG 58MIN E117.33' S00DEG 01MIN E93.64' S89DEG 58MIN W117.33' TO POB. 0252AC SEC 1-22-20 5-07 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.25	Acres	169891.20	\$42,473	19.0%	\$8,070
Land Subtotal:						\$42,473		\$8,070

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	0112I	\$184,303	19.0%	\$35,018
Improvement Subtotal:				\$184,303		\$35,018

Total Property Value

FCV	\$226,776	Total FCV	\$226,776	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$43,088
LPV	\$226,776	Total LPV	\$226,776	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$43,088

AFFIDAVIT OF PROPERTY VALUE

COCHISE
04-22-2011 12:37 PM
2011-09261

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 105-04-424N-0
BOOK MAP PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [x]
How many parcels, other than the Primary Parcel, are included in this sale?
Please list the additional parcels below (no more than four):
(1) (2) (3) (4)

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
(a) County of Recordation:
(b) Docket & Page Number:
(c) Date of Recording:
(d) Fee/Recording Number:
Validation Codes:
(e) ASSESSOR (f) DOR
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1:
Use Code: Full Cash Value: \$

2. SELLER'S NAME AND ADDRESS
ROGER F. SURETTE and IRIS H. SURETTE
HC1 BOX 655
ELGIN, AZ 85611-9714
3. (a) BUYER'S NAME AND ADDRESS:
SVRHC OFFICE COMPLEX, LLC
300 EL CAMINO REAL
SIERRA VISTA, AZ 85635
(b) Are the Buyer and Seller related? Yes [] No [x]
If Yes, state relationship:

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [x] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:
11. SALE PRICE: \$ 250,000.00
12. DATE OF SALE (Numeric Digits): 04 / 11
Month Year
(For example: 03 / 05 for March 2005)
13. DOWN PAYMENT: \$ 250,000.00

4. ADDRESS OF PROPERTY:
302 EL CAMINO REAL, SUITE 10G, SIERRA VISTA, AZ 85635
5. MAIL TAX BILL TO:
SVRHC OFFICE COMPLEX, LLC
300 EL CAMINO REAL
SIERRA VISTA, AZ 85635

14. METHOD OF FINANCING:
a. [x] Cash (100% of Sale Price)
b. [] Exchange or Trade
c. [] Assumption of existing loans
d. [] Seller Loan (Carryback)
e. [] New loan(s) from financial institution:
(1) [] Conventional
(2) [] VA
(3) [] FHA
f. [] Other financing; Specify:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [] Vacant Land f. [x] Commercial or Industrial Use
b. [] Single Family Residence g. [] Agriculture
c. [] Condo or Townhouse h. [] Mobile or Manufactured Home
d. [] 2-4 Plex i. [] Other Use; Specify:
e. [] Apartment Building

15. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes [] No [x]
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
[] To be occupied by owner or "family member."
[] To be rented to someone Other than "family member."
See reverse side for definition of a "family member."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest:
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Pioneer Title Agency, Inc.
P.O. Box 1900, Sierra Vista, AZ 85636-1900
Phone (520) 458-3500

8. NUMBER OF UNITS:
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary)
See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Iris H. Surette
State of Arizona, County of Cochise
Subscribed and sworn to before me this 12 day of Apr, 2011
Notary Public: FRANCISCA MIRANDA
COCHISE COUNTY
My Commission Expires July 8, 2012

Signature of Buyer/Agent:
State of Arizona, County of Cochise
Subscribed and sworn to before me this 14 day of Apr, 2011
Notary Public: FRANCISCA MIRANDA
COCHISE COUNTY
My Commission Expires July 8, 2012

SW STREET - RED EQUITY CHAIRS - GREEN



Parcels, 10250

General Owner

Attrib	Value
APN	10504424D
Book	105
Map	04
Parcel	424D
Use Ct	2120
Tax A/c	6830
Market	03
Market	04
Zoning	0P
Categc	
ESN	101
Precinr	34
Referc	SIERRA VISTA
System	10250
Last h	imgpath
Last E	2008-Aug-04 11

Locate by:

APN to Parcel

Book: 105

Map: 04

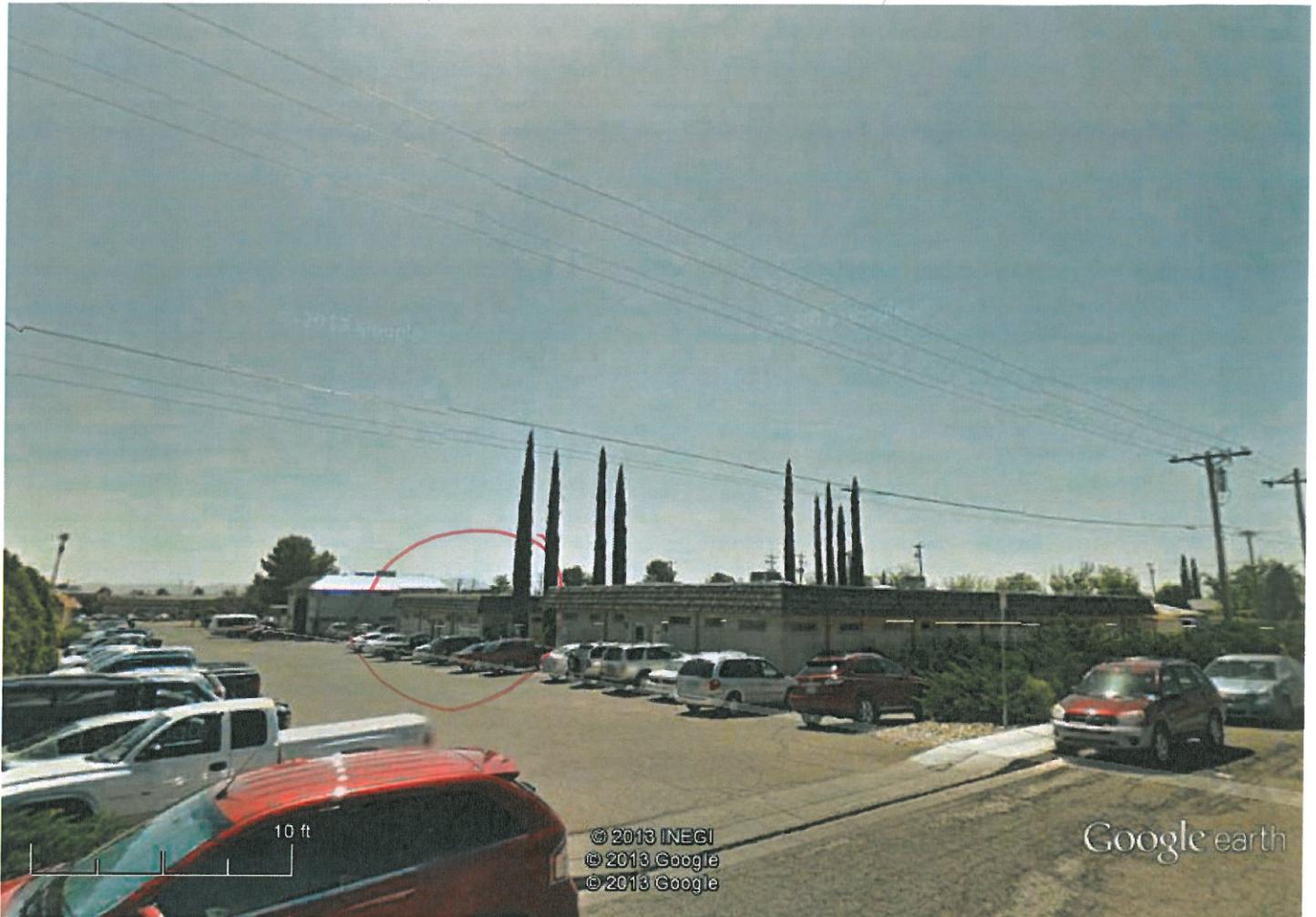
Parcel: 4245



32°25'35.74"N 110°23'44.58"W Scale: 1" = 95' on 7.5" x 8.5" Rotation: 0° 00' 00.00"

105-04-424D

EQUITY COMP #1



Google earth



Equity Group #1

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000015797 Parcel #: 10504424D Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 2120 Status: A

Owner's Name and Address	Property Address	Adjustments / Districts	Units
ARIZONA FAMILY CARE ASSOCIATES INC 302 EL CAMINO REAL STE 5 SIERRA VISTA, AZ 85635	302 EL CAMINO REAL SUITE 6 SIERRA VISTA, AZ 85635		Code A2

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
07/02/1987	\$640,000	WARRANTY DEED	19870016710			SIERRA VISTA COMMUNITY HOSPITAL

Legal / Subdivision

SIERRA VISTA MEDICAL SQUARE LOT 3 REPORT OF SURVEY BK 11 PG 15 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.000820	Acres	28672000	\$23,511	19.0%	\$4,467
Land Subtotal:						\$23,511		\$4,467

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	0112I	\$193,440	19.0%	\$36,754
Improvement Subtotal:				\$193,440		\$36,754

Total Property Value

FCV	Total FCV	Exempt	Asmt	Asmt %	Net Assd Val
\$216,951	\$216,951	\$0	19.0%		\$41,221
LPV	Total LPV	Exempt	Asmt	Asmt %	Net Assd Val
\$216,951	\$216,951	\$0	19.0%		\$41,221

105-04-4246

EQUITY COMP #2



Google earth

feet 10
meters 5



105-04-424H

EQUITY CONCEPTS



Google earth



COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT
TAX YEAR 2014

EQUITY COMP #3

Account #: R000015801 Parcel #: 10504424H Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 2140 Status: A

Owner's Name and Address
 ARIZONA FAMILY CARE ASSOCIATES
 302 EL CAMINO REAL STE 5
 SIERRA VISTA, AZ 85635
 , AZ
 A2

Property Address
 Adjustments / Districts
 Code
 Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
11/13/1986	\$437,000	WARRANTY DEED	19860024745			THAD J. EARL & NORMAN CHESTNUT

Legal / Subdivision

SIERRA VISTA MEDICAL SQUARE LOT 5 REPORT OF SURVEY BK 11 PG 15 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.000540	Acres	34406407.41	\$18,579	19.0%	\$3,530
Land Subtotal:						\$18,579		\$3,530

Improvement Valuation Summary

Imp#	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	0112I	\$385,911	19.0%	\$73,323
Improvement Subtotal:				\$385,911		\$73,323

Total Property Value

FCV	\$404,490	Total FCV	\$404,490	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$76,853
LPV	\$404,490	Total LPV	\$404,490	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$76,853

105-AH-484N

EQUITY CAMP #4



EQUITY COMP #04

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT TAX YEAR 2014

Account #: R000015807 Parcel #: 10504424N Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 2130 Status: A

Owner's Name and Address: SVRHC OFFICE COMPLEX LLC
C/O PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK, KS 66223

Property Address: , AZ
Code: A2
Adjustments / Districts: Units

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
04/22/2011	\$250,000	WARRANTY DEED	2011-09261			SURETTE ROGER F & IRIS H
10/31/2005	\$283,500	OT	20050041867			RICHARD D & SUNG SOOK OH

Legal / Subdivision: SIERRA VISTA MEDICAL SQ BY M&B BEG AT THE NW COR OF SEC 1 THN S00DEG 02MIN E1029.60' N89DEG 58MIN E10' S00DEG 02MIN E248.59 S45DEG 01MIN E21.21 N89DEG 58MIN 126.48' TO THE SE COR OF LOT 7 OF THE SYMC SUBDIVISION AND POB. N00DEG 01MIN W93.65' N89DEG 58MIN E117.33' S00DEG 01MIN E93.64' S89DEG 58MIN W117.33' TO POB. 0252AC SEC 1-22-20 5-07 LV COMMERCIAL

Land Valuation Summary

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Improvement Subtotal:				\$184,303		\$35,018

Total Property Value

FCV	\$226,776	Total FCV	\$226,776	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$43,088
LPV	\$226,776	Total LPV	\$226,776	Exempt	\$0	Asmt	19.0%	Net Assd Val	\$43,088

105-04 H86

EQUITY COMP # 5



Google earth

feet 10
meters 6



Equity Group #5

COCHISE COUNTY ASSESSOR PROPERTY PROFILE REPORT

TAX YEAR 2014

Account #: R000015859 Parcel #: 105-04-486 Report Date: 11/04/2013 Initials: ASCHWARZ

Acct Type: Commercial # of Imps: 1 Tax District: 6830 LEA: 0304 PUC: 2110 Status: A

Owner's Name and Address: SIERRA VISTA COMMUNITY HOSPITAL INC
C/O PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK, KS 66223

Property Address: 240 EL CAMINO REAL, AZ
Code: A2
Adjustments / Districts: A2

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page	Grantor
01/31/1992	\$225,000	WARRANTY DEED	19920002395			DARRELL HUFFAKER MEDICAL SQUARE

Legal / Subdivision

SIERRA VISTA MEDICAL SQUARE #2 LOT 22 10-04 LV COMMERCIAL

Land Valuation Summary

Land Type	Legal Class	Value By	# of Units	Measure	Value/Unit	FCV	Asmt %	Assessed Val
Commercial	0112L	Market	0.110996	Acres	183351.38	\$20,351	19.0%	\$3,867
Commercial	02RL	Market	0.258999	Acres	183351.36	\$47,488	16.0%	\$7,598
Land Subtotal:						\$67,839		\$11,465

Improvement Valuation Summary

Imp #	Property Type	Occupancy	Legal Class	FCV	Asmt %	Assessed Val
1	Commercial	Dental Office/ Clinic	02R1	\$208,247	16.0%	\$33,320
1	Commercial	Dental Office/ Clinic	0112I	\$89,249	19.0%	\$16,957
Improvement Subtotal:				\$297,496		\$50,277

Total Property Value

FCV	\$365,335	Total FCV	\$365,335	Exempt	\$0	Asmt	16.9%	Net Assd Val	\$61,742
LPV	\$365,335	Total LPV	\$365,335	Exempt	\$0	Asmt	16.9%	Net Assd Val	\$61,742