

COCHISE COUNTY

Douglas Hospital



Presented by:
Ruben Miranda
Facility Status/Sale
May 24, 2016



Public Programs...Personal Service

COCHISE COUNTY

SITE DESCRIPTION:

Address: 2174 W. Oak Avenue, Douglas, AZ 85607

Assessor Parcel Number: 408-06-001

Dimensions: Entire parcel: 1,320' X 3,960'

Hospital site: 1,320' X 660' +/-

Excess land: 1,320' X 3,300' +/-

Site Area:

Hospital site: 20 acres

Excess: 100 acres

Total: 120 acres

Shape: Rectangular

Frontage: 1,320' on Oak Avenue

Floor Area Ratio: 0.070 (based on 20-acre hospital site)



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SITE DESCRIPTION CONT:

**Flood Zone: 04003C2876F and 2877F Zone A (90%) and X (10%)
(8/28/08)**

Parking: Paved surface parking

Street Improvements: Asphalt paving in poor condition

Lighting Street sodium vapor

Utilities: Electric: Arizona Public Service

Gas: Southwest Gas,

Sewer: On-site septic

Water: City of Douglas

Zoning: RU-4 Rural

Easements: Typical public utility easements are assumed.

Encroachments: None observed.



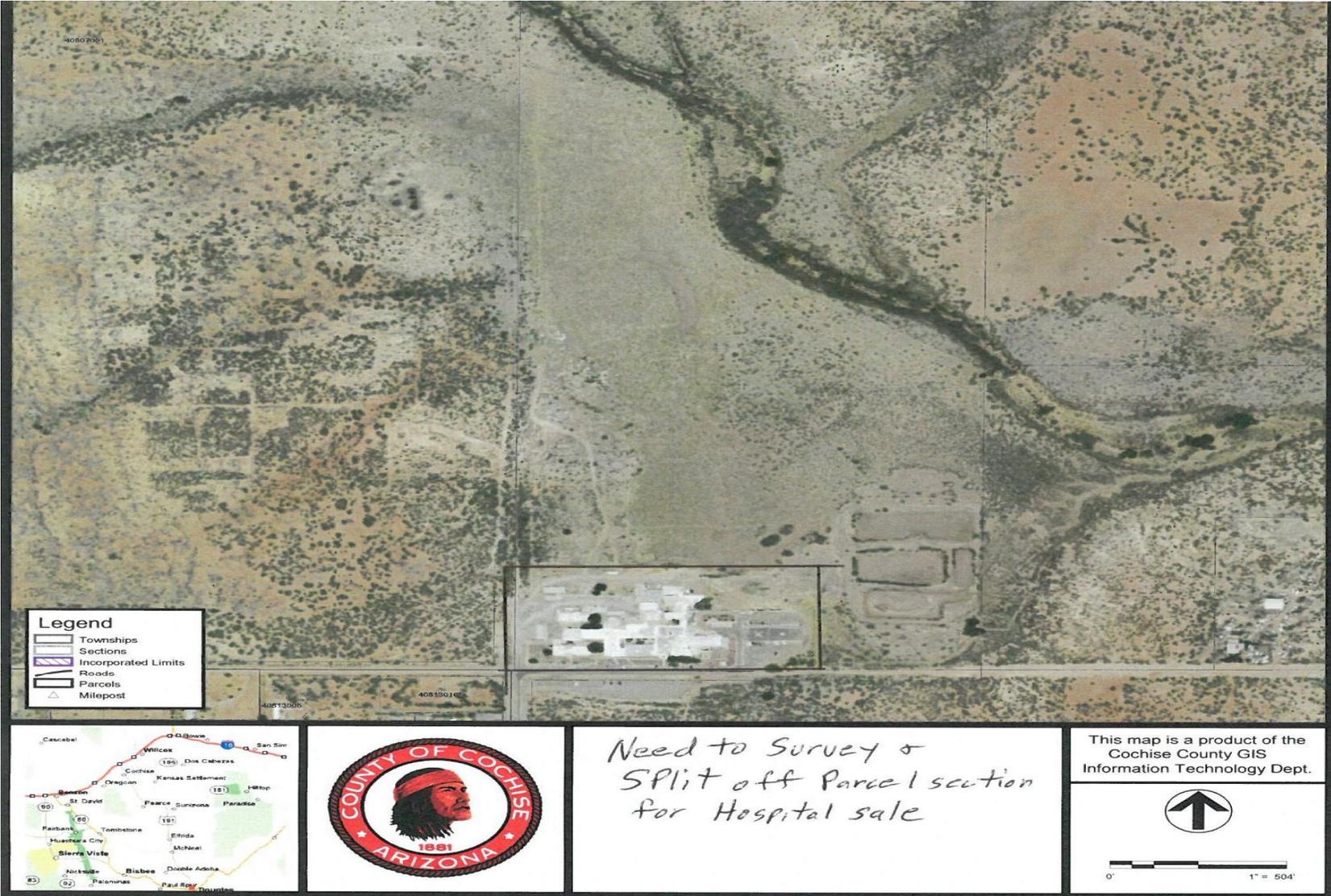
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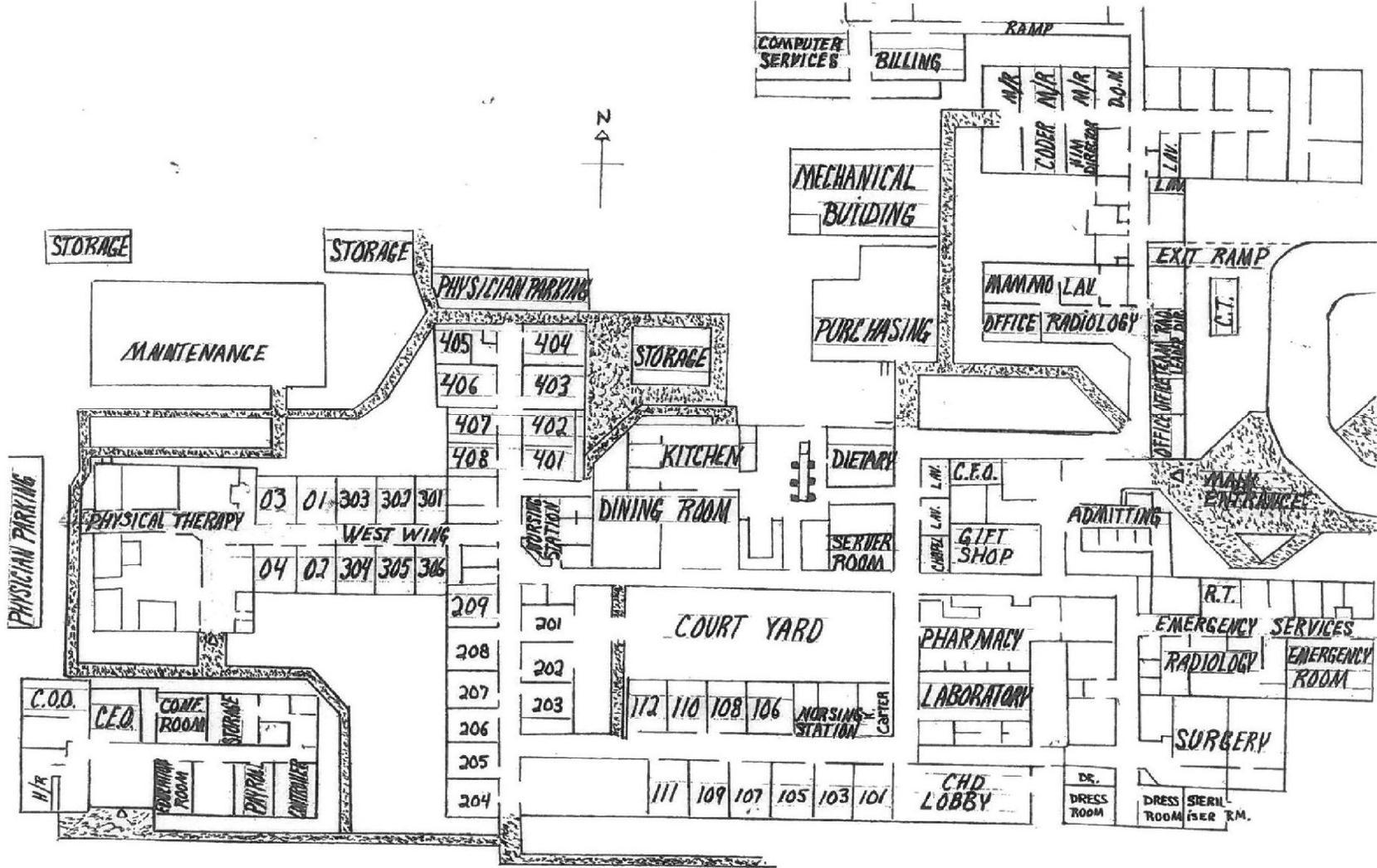
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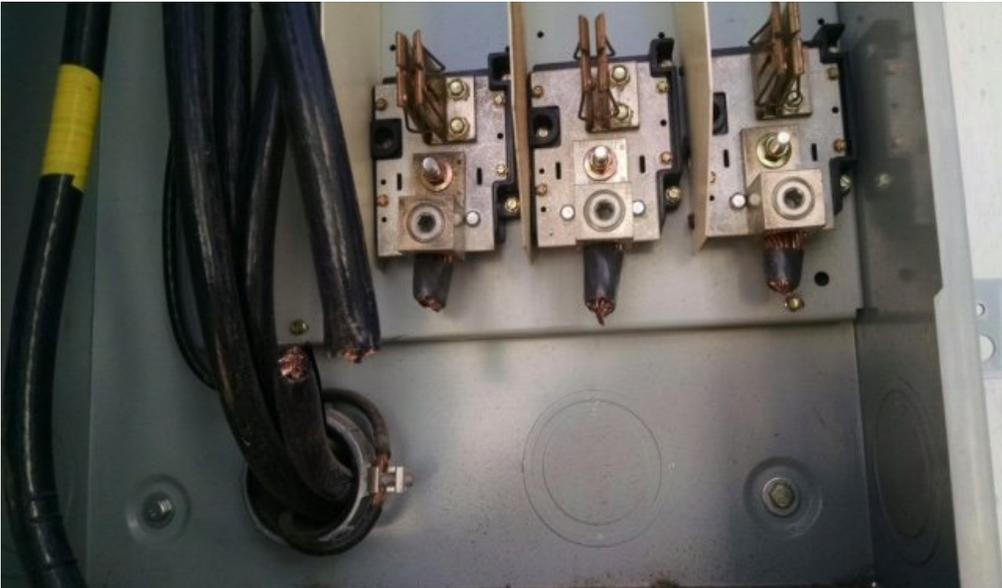
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A MARKET VALUE APPRAISAL:

**A-1 APPRAISAL SERVICE, INC.
8902 E. VIA LINDA #110-12
SCOTTSDALE, ARIZONA 85258
APPRAISAL DATE:
MARCH 5, 2016**

**APPRAISER:
DAVID W. MCREYNOLDS, MRICS
ARIZONA CERTIFIED GENERAL APPRAISER #30269**

One million two hundred fifty thousand dollars (\$1,250,000)*

***(Does not include the excess land component valued at \$42,500)**



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The impact of noted damages and the depressed market we are in greatly affects the overall value and marketability of the property. With that, we have asked A-1 Appraisal Service Inc. for an addendum to the appraisal report dated March 5, 2016 to reflect the below mentioned.

- Building copper wiring has been cut and taken.
- Building outside doors glass damaged.
- Building outside doors ripped off the walls.
- Building windows pried open.
- Fire extinguishers blown up inside of building.
- Building inside emergency signs shot up.
- Wind damage to roof shingles.
- Building generator attempted theft.



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Recommendation:

Auction hospital facility with a minimum bid of 90% of the amended appraised value and if no takers drop the minimum bid, proceed with auction.



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Discussion and Questions?

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