

Land Appraisal Report

File No. _____

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User _____ E-mail _____
 Client Address _____ City _____

Additional Intended User(s) **NONE**

Intended Use **TO AID IN DISPOSITION OF PROPERTY**

Property Address **86276 E. BLUE BONNET STREET** City **MAMMMOTH** State **AZ** Zip **85718**

Owner of Public Record **USA - PER PINAL COUNTY RECORDS** County **PINAL**

Legal Description **E90' OF W262' OF N 1/2 NE SW NE OF SEC 31 8S 17E .7 AC**

Assessor's Parcel # **306-33-003D** Tax Year **2007** R.E. Taxes \$ **EXEMPT**

Neighborhood Name **MAMMOTH** Map Reference **MAMMOTH** Census Tract **9999.99**

Property Rights Appraised Fee Simple Leasehold Other (describe) _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date **N/A** Price **N/A** Source(s) **PINAL COUNTY**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable):

Offerings, options and contracts as of the effective date of the appraisal **NONE**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	60 Low	NEW	Multi-Family	1 %
Neighborhood Boundaries	SUBJECT NEIGHBORHOOD IS THE COMMUNITY OF MAMMOTH						150 High	60	Commercial		3 %
	LOCATED 40 MILES NORTH OF TUCSON.						110 Pred.	40	Other	VACAN	45 %

Neighborhood Description **NEIGHBORHOOD CONSISTS OF SINGLE FAMILY RESIDENCE OF SIMILAR AGES AND MARKETABILITY. EMPLOYMENT STABILITY, RECREATIONAL FACILITIES AND ADEQUACY OF UTILITIES IS AVERAGE. MARKETABILITY OF NEIGHBORHOOD PROPERTY IS AVERAGE GIVEN PROPER EXPOSURE.**

Market Conditions (including support for the above conclusions) **CURRENT SALES OF LAND AND IMPROVED SITES IS VERY LIMITED IN THE MAMMOTH AREA.**

Dimensions **90 X 330** Area **29700 Sq.Ft.** Shape **RECTANGULAR** View **MOUNTAIN**

Specific Zoning Classification **SFR** Zoning Description **SINGLE FAMILY RESIDENCE**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____

Highest and best use of the subject property **SINGLE FAMILY RESIDENTIAL**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> TO LOT LINE	<input type="checkbox"/>	<input checked="" type="checkbox"/> COOP	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> PROPANE	<input type="checkbox"/>	<input checked="" type="checkbox"/> SEPTIC	Alley	<input type="checkbox"/>	<input type="checkbox"/>

Site Comments **ELECTRIC IS TO THE LOT LINE; THERE IS A PROPANE SET UP ON THE PROPERTY BUT NO TANK; WATER IS PROVIDED BY A COOP IN THE AREA.**

ITEM	SUBJECT
Address	86276 E. BLUE BONNET ST
	MAMMMOTH
Proximity to subject	
Sales Price	\$
Price \$ /	
Data Source	
Date of Sale and Time Adjustment	DESCRIPTION
Location	SUBURBAN
Site/View	29700SF/MNTN
	ELECT @LOT LINE
	WATER ON SITE
	SEPTIC SEPTIC
Sales or Financing Concessions	
Net Adj. (Total)	
Indicated Value of Subject	
Summary of Sales Comparison	

This appraisal is made as is, subject to the following: **NO VALUE GIVEN TO THE IMPROVEMENTS.**

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is _____ as of _____, which is the effective date of this appraisal.