

APPRAISAL OF



A manufactured home on 4.54 acres of RH zoned land.

LOCATED AT:

4335 North Avra Road
Tucson, AZ 85743

CLIENT:

Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ, 85701

AS OF:

January 25, 2024

BY:

Jeffrey D. Swango, SRA, AI-RRS
AZ Cert General Real Estate Appraiser 31133

January 26, 2024

Attn: Mr. Jeffrey Teplitsky
Appraisal Supervisor
Pima County Real Property Services
201 North Stone Avenue, 6th Floor
Tucson, AZ, 85701

File Number: Acq-1212 042E 4.54ac Fernandez

Dear Mr. Teplitsky,

In accordance with your request, I have appraised the real property at:

4335 North Avra Road
Tucson, AZ 85743

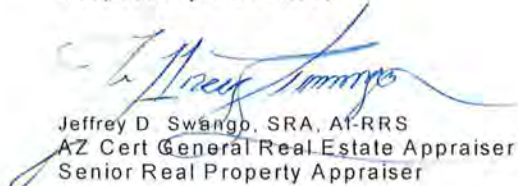
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of January 25, 2024 is:

\$290,000
Two Hundred Ninety Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,



Jeffrey D. Swango, SRA, AI-RRS
AZ Cert General Real Estate Appraiser 31133
Senior Real Property Appraiser

JDS

Residential Appraisal Report

1100013249-FLAP
File No. Acq-1212 042E 4.54ac Fern

PURPOSE 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 Pima County Real Property Services E-mail jeff.swango@pima.gov
Client Address 201 North Stone Avenue, 6th Floor City Tucson State AZ Zip 85701
Additional Intended User(s) Pima County Real Property Services and all assigns and designees thereof.

SUBJECT Intended Use To determine the fee simple market value of the property described herein, for potential acquisition by the Pima County Regional Flood Control District (PCRFCD)
Property Address 4335 North Avra Road City Tucson State AZ Zip 85743
Owner of Public Record Jose M. Fernandez County Pima
Legal Description S648.06' N1061.97' W305.25' E610.68' 4.54 AC SEC 19-13-11
Assessor's Parcel # 213-28-042E Tax Year 2023 R.E. Taxes \$ 251.58
Neighborhood Name Un-subdivided Rural Map Reference Pg: 77, QB:211 Census Tract 44.09
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe) 2024 Full Cash Value = \$44,000 up from 2023 at \$39,000

SALES HISTORY My research [] did [X] 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) Pima County Assessor's Office
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The current property, as improved, has not transferred within the prior three years. A sale appears to have occurred on 10/1/2020 for \$220,000 with \$1,000 down and the remainder via new VA loan. Sequence number: 20202750296. The seller was Stanley Wade Starr and the buyer is shown as the current owner: Jose M. Fernandez.

Offerings, options and contracts as of the effective date of the appraisal The home is not currently listed for sale either through MLS or as a FSBO (For Sale By Owner).

Table with 4 columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %. Includes rows for Location, Built-Up, Growth, and Neighborhood Boundaries.

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE Dimensions 375.31' X 526.68' Area 4.54 Acres Shape Rectangular view Desert, Neighbrd
Specific Zoning Classification RH Zoning Description See Attached Addendum
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe. See Attached Addendum

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] TriCoElecCo-Op Water [] [X] Shared Well Street Dirt [] [X]
Gas [] [X] SWG in Area Sanitary Sewer [] [X] Septic System Alley None [] []
Site Comments See Attached Addendum

Table with 4 columns: GENERAL DESCRIPTION, FOUNDATION, EXTERIOR DESCRIPTION materials, INTERIOR materials. Includes rows for Units, # of Stories, Type, Design, Year Built, Effective Age, Attic, Heating, Cooling, and Appliances.

IMPROVEMENTS Finished area above grade contains: 6 Rooms 4 Bedrooms 2.00 Bath(s) 1,848 Square Feet of Gross Living Area Above Grade
Additional Features No additional features or upgrades were noted. Fixtures, appliances, flooring, etc. in average condition of a quality commensurate to the effective age of the home.

Comments on the Improvements Standard features throughout. Improvements in average/good condition for the area and other competing properties within this particular market.

Residential Appraisal Report

1100013249-FLAP
File No. Acq-1212 042E 4.54ac Fern

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
4335 North Avra Road Address Tucson AZ 85743		17406 West Spur Bell Lane Marana AZ 85653			17450 West Whitewing Way Marana AZ 85653			4254 North Anway Road Marana AZ 85653		
Proximity to Subject		25.3 Miles Northwest			25.3 Miles Northwest			5.4 Miles West		
Sale Price	\$ N/A	\$ 290,000			\$ 310,000			\$ 290,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 172.62 sq. ft.			\$ 172.99 sq. ft.			\$ 131.82 sq. ft.		
Data Source(s)		MLS 22307767			MLS 22323623			MLS 22316191		
Verification Source(s)		Agent, Inspection			Agent, Inspection			Agent, Inspection		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	(-) \$ Adjustment	DESCRIPTION	(-) \$ Adjustment	DESCRIPTION	(-) \$ Adjustment			
Sale or Financing		Conv. Loan		Conv. Loan		Conv. Loan				
Concessions		None special		None special		None special				
Date of Sale/Time		6/7/2023		11/30/2023		10/11/2023				
Location	Xtnded Rural	Xtnded Rural		Xtnded Rural		Xtnded Rural				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	4.54 Acres	4.13 Acres		5.1 Acres		5.0 Acres				
View	Dsrt, Neighbrd	Dsrt, Neighbrd		Dsrt, Neighbrd		Dsrt, Neighbrd				
Design (Style)	Mnfctred Home	Mnfctred Home		Mnfctred Home		Mnfctred Home				
Quality of Construction	Average	Average		Average		Average				
Actual Age	25+/- Years	23Yrs/10 Eff		23Yrs/5 Eff		23Yrs/10Eff				
Condition	Average/Good	Average/Good		Good -10%	-31,000	Average/Good				
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Bedroom	Total Bdrms Baths	Bedroom	Total Bdrms Baths				
Room Count	6 4 2.00	6 3 2.00	2,500	6 3 2.00	2,500	6 4 2.00				
Gross Living Area 10.00	1,848 sq. ft.	1,680 sq. ft.	1,680	1,792 sq. ft.	560	2,200 sq. ft.	-3,520			
Basement & Finished	None	None		None		None special				
Rooms Below Grade	None	None		None		None special				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FAE/Cntrl Heat	FAE/Cntrl Heat		HTPP/HTPP	-6,200	HTPP/HTPP	-5,800			
Energy Efficient Items	None Special	None special		None special		Leased Solar				
Garage/Carport	1 Carport	None, 2%	5,800	None, 2%	6,200	None, 2%	5,800			
Porch/Patio/Deck	Cvd Porch	No Porch 2%	5,800	No Porch 2%	6,200	Cvd Porch				
Flood Zone	AO1-100%/EHS-55%	X, AO1, EHS	-2,900	AO1, AO2	Offset	X-100%, NoEHS	-2,900			
Site Imprvmnts	Workshop	None special 2%	5,800	Horse Shed, 2%	6,200	Tuff Shed, 2%	5,800			
Access	Seasonal	Seasonal		Seasonal		Seasonal				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 18,680	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,540	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 620			
Adjusted Sale Price of Comparables		Net Adj. 6.4%		Net Adj. -5.0%		Net Adj. -0.2%				
		Gross Adj. 8.4%	\$ 308,680	Gross Adj. 19.0%	\$ 294,460	Gross Adj. 8.2%	\$ 289,380			

Summary of Sales Comparison Approach At the estimated value of \$290,000 the package price per square foot equals \$156.92 within the range of both pre and post adjusted values. An effort was made to locate improved parcels that were influenced, to some extent, by flood zone designations similar to the subject. The improved square footage has been bracketed with sale 1 somewhat smaller and sale 3 larger. Site sizes for all comparables is very similar to the subject. The most significant adjustments have been made for variances in condition, improved square footage, and site improvements as these categories represent significant potential cost to buyers. For example market participants will pay more for properties with superior condition, larger improved square footage and/or significant site improvements such as workshops, corrals, etc. Sale 3 had the least net adjustment while sale 1 had the greatest.

COST APPROACH TO VALUE

Site Value Comments No separate cost approach has been completed. Though applicable, it is not necessary to arrive at a reasonable and well supported value conclusion. Also, the age of the improvements would make depreciation amounts more unreliable. Typically the cost approach is best applied when improvements are relatively new, and depreciation factors are minimal.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	Dwelling 1,848 Sq. Ft. @ \$	= \$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport Sq. Ft. @ \$	= \$
Applicable but not necessary as relevant and timely sales data supports a reasonable value conclusion.	Total Estimate of Cost-New	= \$ 0
	Less Physical Functional External	
	Depreciation	= \$ (0)
	Depreciated Cost of Improvements	= \$ 0
	"As-is" Value of Site Improvements	= \$
	INDICATED VALUE BY COST APPROACH	= \$ 0

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Though homes in this area can and do rent, applicable data relevant to the subject is not readily available. Though the approach is applicable it is not necessary to development a value opinion.

Indicated Value by: Sales Comparison Approach \$ 290,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

As discussed previously, the Sales Comparison Approach is the most reliable indicator of potential value considering the recent dates of sale, and similarities to the subject in several categories. The Cost and Income Approaches though applicable are not necessary to develop a reasonable and well supported value opinion. The age of the improvements makes the Cost Approach less reliable while scarcity of applicable rental data renders the Income Approach in-effective.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:

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 \$ 290,000 as of January 25, 2024, which is the effective date of this appraisal.

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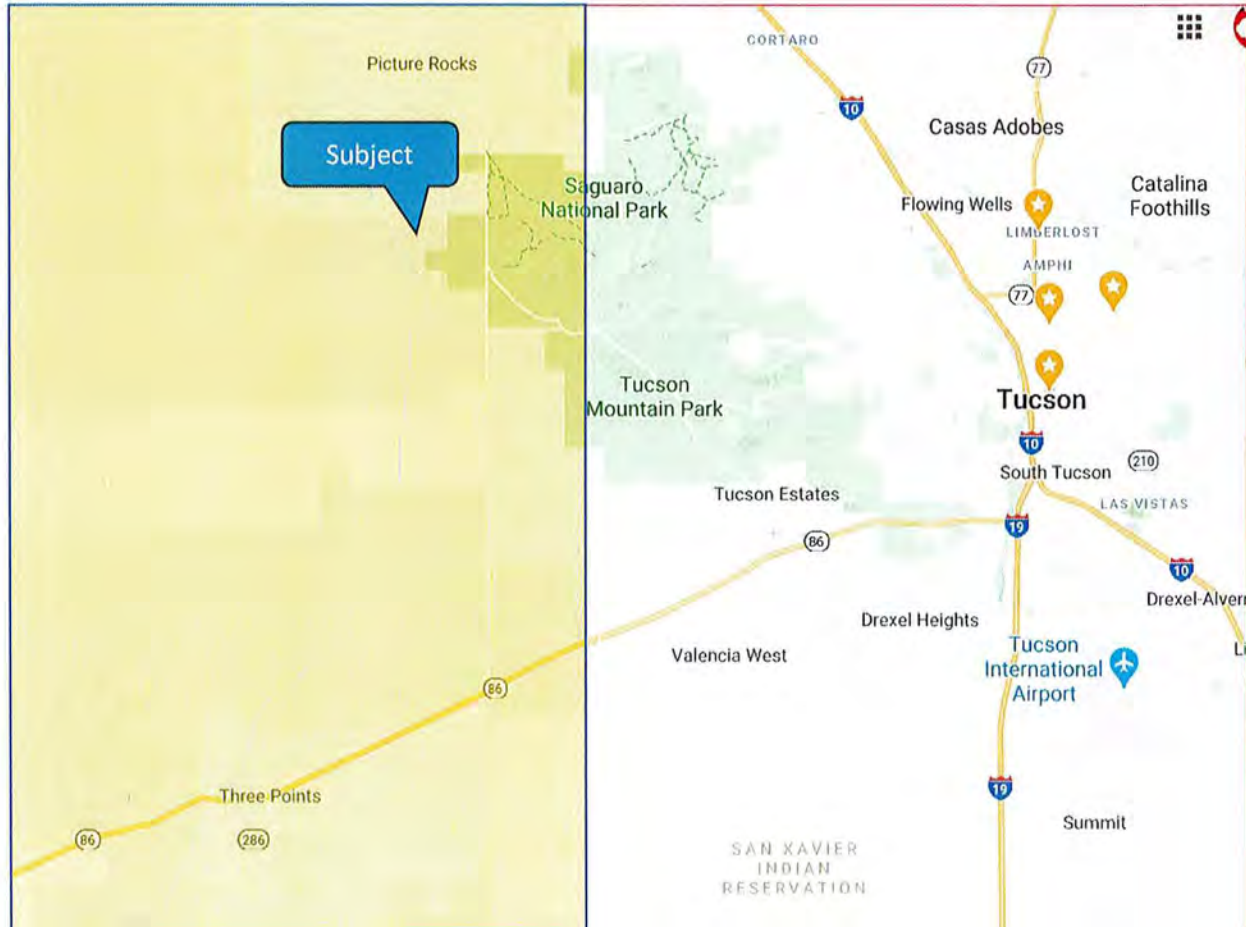
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LEGAL DESCRIPTION:**S648.06' N1061.97' W305.25' E610.68' 4.54 AC SEC 19-13-11****NEIGHBORHOOD BOUNDARIES**

The market area in which potential buyers of the subject property would consider for alternative purchase is essentially a corridor west of the Tucson Mountains stretching from the Pima-Pinal County line to the north, towards the south to Diamond Bell Ranch Road, east to the Tucson Mountains and west just past Robles Junction. Area shown in yellow to the right. This wide area covers many square miles. However, most potential buyers of the subject parcel are seeking rural locations away from city congestion and traffic.

Most pursue equestrian activities or even light ranching and the 'fringe' areas of metro Tucson, although broad geographically, are within consideration for purchasers of this type of land. Most lot sizes in the area range from 3 acres to up to 40 acres although the predominant size is around 5 acres which is in keeping with the RH zoning that is prevalent in this area.

NEIGHBORHOOD DESCRIPTION

The market area, within the boundaries described above, is primarily west of the Tucson Mountains. For decades, it remained primarily agricultural in nature. The first interest in the area was as a movie studio set for the filming of *Arizona* starring William Holden and Jean Arthur. The open spaces and desert lands provided an ideal backdrop for many of the Western films shot during the 1930's. Later, during WWII Ryan Airfield was used as a training base for allied pilots both for fighter and bomber aircraft. By the early 1950's attractions such as the Arizona Sonora Desert Museum and Old Tucson Studios were established but residential uses were limited.

During the late 1950's, Tucson Estates was planned and established as a manufactured home development. Commercial uses remained extremely limited. By the 1960's-1970's residential development began a westward expansion and included the Diamond Bell Ranch Estates - a former cattle ranch, purchased and subdivided into residential lots. By this time, limited supportive commercial uses began to appear on some of the major arterials such as Kinney and Bopp Roads. Uses included convenience stores, restaurants, and some retail businesses. Many so-called developments north of the Ajo Highway were considered 'wild cat' efforts in which no formal subdivision process was followed.

The majority of residential uses featured manufactured homes on relatively large sites for those wishing to live a more rural lifestyle in the Sonoran Desert. 10-40-acre ranchettes or gentlemen's ranches were common. Before the days of state approved subdivision plans, these larger sites were then further subdivided into wildcat developments with little consistency in the types of structures that appeared. Roads were cut without authorization and later government agencies were left playing catch-up when zoning enforcement occurred.

Two major arroyo systems have continued to hinder potential development. The Black and Brawley Wash systems and their tributaries have contributed significantly over many years to sheet flooding during storm events. Access to several areas remains a concern and is often seasonal. Pricing reflects not only access, but also the presence of utilities and general site improvements, especially water.

Parcels unaffected by FEMA flood zone designations, and those with utilities readily accessible command higher prices than those that are more remote without such amenities. The subject is at the northern end of this defined market area that is more residential in nature with some feed grain production to the west within the Tohono O'Odham Reservation. Intermittent development has occurred but not in a contiguous fashion.

Manufactured homes are typically sold as home and land packages and not planned area developments as is common with site-built homes. Merchant built subdivisions have become more common within the last 10 years along the major thoroughfares such as Valencia, Kinney, Avra Valley, Trico Marana and Ajo, but have not expanded to the more distant locations west of the Tucson Mountains.

NEIGHBORHOOD MARKET CONDITIONS

Currently the market appears to be in relative balance. Days on market are currently averaging 10 days in the extreme northwest although other rural locations are often greater. The current inventory of housing in the Tucson area has been reduced of late and consequently marketing time has gone down while pricing has gone up. It is important to note however that, in this case, days on market refers to ALL home types in the area including site built and manufactured. The recession of the mid 2000's has only now begun to stabilize with slight gains expected in these outlying areas.

Areas of more rapid growth are evident in the northwest, specifically in locales such as Oro Valley and towards the southeast near Vail. The graph below, as noted, demonstrates the median prices for various residential categories such as single family, manufactured homes, condominiums, etc. Data is from the local Tucson Multiple Listing Service:

Key Metrics	Historical Sparkbars	12-2022	12-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		742	734	- 1.1%	15,548	12,953	- 16.7%
Pending Sales		641	663	+ 3.4%	11,829	10,349	- 12.5%
Closed Sales		701	652	- 7.0%	12,332	10,175	- 17.5%
Days on Market Until Sale		46	44	- 4.3%	24	42	+ 75.0%
Median Sales Price		\$374,900	\$385,000	+ 2.7%	\$375,000	\$385,000	+ 2.7%
Average Sales Price		\$443,758	\$474,250	+ 6.9%	\$451,800	\$468,891	+ 3.8%
Percent of List Price Received		98.0%	98.7%	+ 0.7%	100.1%	98.8%	- 1.3%
Housing Affordability Index		81	78	- 3.7%	81	78	- 3.7%
Inventory of Homes for Sale		2,439	2,111	- 13.4%	—	—	—
Months Supply of Inventory		2.5	2.4	- 4.0%	—	—	—

ZONING DESCRIPTION

RH (Pima County - Rural Homestead) 1 residence per 4.13 acres. The comprehensive plan is LIR or low intensity rural, which supports the existing zoning already in place. It is unlikely that a more intensive zoning type would be adopted at this time.

SITE COMMENTS

This parcel is in the extended west portion of Metro Tucson and west of the Tucson Mountains. Topographically it is level, with very little vegetation other than basic natural scrub desert. The size is average for the area allowing, under current zoning, for a single building site with buffer area. The typical buyer is seeking a semi to rural lifestyle away from city congestion and traffic with possible equine use. Most are developed with manufactured housing although some lots feature site-built homes. The site has utility service directly available on the site including electric, phone, water (1/5 shared well) and a septic system. All services appeared to be functioning and in good working order.

Access is initially made by going westbound on Picture Rocks Road to Sandario then south 2.5 miles to Manville Road, west 2 miles to Avra Road, then south about ½ mile (Avra Road south of Manville is dirt and privately maintained). The subject is located along a privately maintained dirt driveway that services several lots. Agreements among various property owners are often made to keep roads clear and marginally maintained. The subject has both legal and physical access available.

Other manufactured homes exist in the area, but overall density remains sparse with vacant land prevalent. Recent flood zone overlays placed by FEMA and / or by the Pima County Flood Control District have discouraged aggressive development of the area.

HIGHEST AND BEST USE – GENERAL DEFINITION:

The highest and best use of the property currently suggests development of a site built or manufactured home in keeping with the styles and sizes currently in place in the immediately surrounding area. A more detailed analysis follows:

The highest and best use of the land as vacant must meet four criteria. The highest and best use must be:

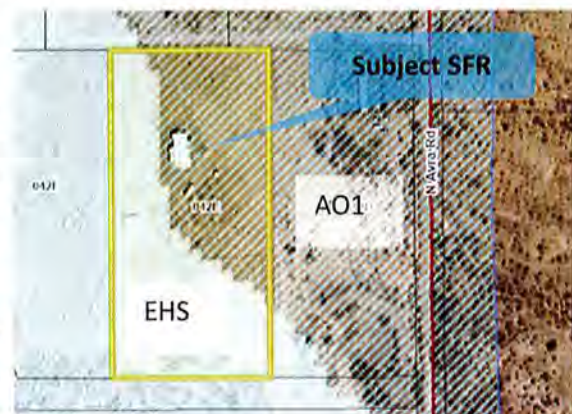
- Legally Permissible:* What uses are permitted by zoning, private restrictions, historic districts, and environmental regulations on the site?
- Physically Possible:* Based on the physical characteristics of the site, what uses are physically possible?
- Financially Feasible:* Which uses meeting the first two criteria will produce a positive return to the owner of the site?
- Maximally Productive:* Among the feasible uses, which use will produce the highest price, or value, consistent with the rate of return warranted by the market? This use is the highest and best.

HIGHEST AND BEST USE AS VACANT:

Legally Permissible: Legally the property is zoned as Pima County RH or Rural Homestead that allows for 1 residence per 4.13 acres. As such the subject at 4.54 acres could accommodate 1 building site. Broader uses may include site built single-family residences, manufactured homes, raising of poultry, hogs, livestock, and small animals. Commercial stables, riding facilities, riding school, all of which require a 10-acre minimum. Governmental uses include public parks, school, and childcare facility, health clinic, with proper setback of 100' from the roadway that must be paved.

Though a particular use may be legal from a general perspective, more specific regulations often restrict potential uses rather substantially. The comprehensive plan indicates LIR or low intensity rural which supports the zoning already in place. Other zoning types would include GR-1, or SR, with a maximum density of 0.3 residences per acre. In the case of the subject, however flood zone designations do have an impact on development potential in the future.

According to a Flood Control District Memo dated December 27, 2023, Mr. Eric Shepp, Floodplain Administrator noted that the subject is zoned 100% AO1. This zoning designation may well adversely impact development potential and can add considerably to site preparation costs. AO1 would require a 1' buildup plus an additional 1' to be above minimum flood requirements. A copy of the memo is attached below and outlines some of the concerns that the Pima County Flood Control Department has regarding the subject parcel. Approximately 55.08% of the site is under the EHS or erosion hazard setback area which precludes, in most instances, any development. Of particular note, however, is the fact that the current manufactured home is OUTSIDE of this particular overlay area.





MEMORANDUM

Floodplain Management

Regional Flood Control District



DATE: December 27, 2023

TO: Tammy Jorde
Office of the Director and Chief Engineer

FROM: Eric Shepp
Floodplain Administrator

SUBJECT: Fernandez parcel – Tax ID No. 213-28-042E

Thanks for the opportunity to review this parcel for potential FLAP acquisition.

The Fernandez parcel totals approximately 4.5 acres. From a Floodplain Management perspective, this parcel is a good FLAP candidate. It is in a severe flood and erosion hazard area, contains Important Riparian Area, and is near other District lands. These factors are described more thoroughly below:

- 1) **FEMA Zone AO1** – The entire parcel is within the Zone AO1 floodplain, a broad sheetflow floodplain associated with Brawley Wash with approximate flood depths of 1 foot. The accuracy of the of Zone AO1 floodplain is questionable, as the topography suggests that this parcel is part of the broad bottomlands of Brawley Wash.
- 2) **Tributary flooding** – The parcel may be impacted by flooding from a CAP overshoot. The flood hazards associated with the culvert that cross the CAP canal just upstream of this area have not been evaluated. It is likely, though, based on the best available information that the tributary flooding would not prohibit residential development.
- 3) **Proximity to District and other public lands** – This parcel is in close proximity to District lands and is in an area of recent acquisitions. If the goal is to combine connect this parcels into a contiguous set of District parcels, this parcel would be appropriate for acquisition.
- 4) **Important Riparian Area** – The entire parcel is designated as IRA, with underlying classification Xeroriparian and D. The acquisition, enhancement and conservation of IRA are important elements in the SDCP and accordingly the MSCP.

Physically Possible: The site is 4.54 acres and as such, could accommodate a single building site. For example, residential development featuring a site built or manufactured home might allow for a single home plus workshop. However, the flood zone restrictions noted earlier would reduce full development potential and be dependent on county approval.

Site preparation costs and engineering studies would be costlier when compared with other parcels with no designations in effect.

Financially Feasible: The feasibility of a particular use is dependent upon demand. A use may indeed be physically and legally possible but there must be a demand for such to be truly feasible. Currently, the inventory for similar properties remains high, which softens demand. That same inventory has a variety of parcels not as affected as the subject providing many alternatives to potential buyers of the subject without the added expense of site preparation.

- The site is made less desirable within the marketplace due to the reasons outlined above.

Maximally Productive: It is conceivable that a buyer would indeed purchase this site with the intent to either build a site-built structure or place a manufactured home thereon. As noted above, there is a substantial inventory of buildable lots that do not have added site preparation costs. The front portion closest to the road could well accommodate a residence but the pad would need a buildup of roughly 2 feet under the AO1 designation.

Also, any proposed development would be dependent on county permitting and approval, which is not guaranteed.

Considering the information above, with input from Pima County Flood Control District, the **highest and best use as vacant is concluded to be a single residential site with consideration of added site preparation costs or perhaps as assemblage to a neighboring owner seeking to expand buffer area and open space.**

DESCRIPTION OF IMPROVEMENTS:

The site has a permanently affixed 1,848 sq. ft. manufactured home constructed in 2016. This is a double wide home roughly 66.0' long by 28' wide. There is a concrete stem wall foundation with wood steps and covered porch near the entry door. Wood steps lead to a back door and the laundry room. The home features central heating and air conditioning and metal roof. There are four bedrooms with two full baths. The flooring is laminated throughout. The kitchen features all standard appliances such as electric stove, dishwasher, dispose-all and personal items such as a microwave and refrigerator. Painted cabinetry is present and in average-good condition. Ceiling fans are present throughout.



The site also has several outbuildings including a workshop, single carport and garden shed. Additionally, there are corrals for horses/livestock. These are given moderate value in the adjustment grid considering age and condition, though effort was made to locate sales with similar outbuildings and/or horse facilities.



SUBJECT SIZE

In lieu of a recent survey, the report is based on a site size derived from the plat map provided by the Pima County Assessor's Office. The assessor may rely on a variety of sources for site size calculations including GIS mapping, survey legal descriptions or in-office planimeter measurements. It is important to note that several sizes are given for the subject.

Pima County GIS mapping indicates **4.35** acres, the assessor's legal descriptions show **4.54** acres and the parcel plat map indicates an amount of **4.54** acres. **For the purposes of this report, the assessor's legal description calculation of 4.54 acres is being used for comparison purposes, as the dimensions are more precise.** In addition, slight variances such as these do not have a bearing on value and most buyers are purchasing a potential building site.

COMPARABLE SALES DISCUSSION:

Note on Verification: According to the current edition of USPAP Standards Rule 1-4, "In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results." The extent of the verification process is further discussed on Page 125 of the Appraisal of Real Estate, 14th Edition that states, "Appraisers investigate how much verification of data will be necessary for a specific assignment in the determination of the scope of work."

The concept that the appraiser must talk directly to a party to the transaction to verify data used in an appraisal assignment is a requirement found in the Uniform Appraisal Standards for Federal Land Acquisitions or "Yellow Book". Much depends on the availability of contact information and the willingness of participants to divulge relevant sales details. Consequently, the Scope of Work spells out the way sales data may be confirmed using one or more sources as discussed above.

ADJUSTED SALES SUMMARY:

At the estimated value of \$290,000, the subject is within the range of both pre and post adjusted values. Emphasis placed on sale 3 with the lowest net adjustment, followed closely by sale 2. Sale 1 given less weight considering several categories requiring significant adjustment. Typically, sales requiring fewer and/or less dramatic adjustments are more reliable indicators of potential value than those requiring more numerous adjustments in a variety of categories. The final value opinion is below sale 1, slightly below sale 2, and nearly at sale 3. Before adjustment the range between the low and high sales comparables was approximately 14.56%. Adjustment lowered this range to 6.7%.

Sale 3 is weighted heavily as it is significantly closer to the subject than sales 1 and 2. These were included however due to their date of sale (more recent), similar flood zone designations, site size, and overall condition or upgrades. As well, potential buyers in this more rural locale understand that the 'neighborhood' is much broader geographically than might be typical in an urban setting. The greater distances generally appeal to a market willing to commute and/or have livestock for example.

Sale 1 is at 17406 West Spur Bell Lane in Marana Arizona northwest of the subject parcel. This parcel sold on 6/7/2023 for \$290,000 with \$29,000 down and the remainder via new conventional loan from a financial institution. No additional financing or other concessions were noted at the time of sale. The seller was BDB Capital LLC and the buyer was Edward Port.

Adjustments were considered for the following: positive or upward adjustments were made for the bedroom count and for the smaller improved square footage. Additional upward amounts made for the lack of any car storage facility and for a covered porch as noted for the subject. Downward amount included for the less severe FEMA flood zone. For example, less of the parcel is impacted by the erosion hazard setback as for the subject. Final upward amount considered for the lack of a workshop or corrals.

Confirmed with Michael D. Rhodes of Realty Executives – Arizona Territory. Overall, this sale was adjusted upward.

Sale 2 is at 17450 West Whitewing Way in Marana, northwest of the subject. This parcel was sold on 11/30/2023 for \$310,000 with \$100,000 down and the remainder via a new conventional loan from a financial institution. No additional financing or other concessions noted at the time of sale. The seller was The Sciutto Family Trust and the buyer was Kevin J. Trapp.

Adjustments were included for the following: A downward amount was included for the superior condition of this sale as several recent upgrades have been made including – painting, flooring, appliances, lighting, kitchen, and bathrooms. Positive adjustments were made for the bedroom count, and slightly smaller improved size. Negative amount for the heat-pump heating and cooling system which is considered more energy efficient. Positive amount included for the lack of any car storage, porches or additional site improvements. The FEMA flood zone designations are similar enough to the subject to warrant an 'offset' adjustment.

Confirmed with Morgan McManus of Long Realty Company. Overall, this comparable was adjusted downward.

Sale 3 is at 4254 North Anyway Road, west of the subject parcel. It sold on 10/11/2023 for \$290,000 with \$10,150 down and the remainder via new conventional financing. No additional financing or other concessions noted at time of sale. The seller was Wyatt Ginn and the buyer was Clayton Casey.

Adjustments were made for the following: negative amount considered for the larger improved square footage and the more energy efficient HTPP HVAC system relative to the subject parcel. Upward amounts included for the lack of any car storage and negative for the less severe FEMA flood zone designations. In short, the parcel is less restricted by flood zones than noted for the subject. Upward amount considered for the inferior site improvements. In this case the comparable has only a garden shed compared to the subject with workshop, corrals and garden shed.

Confirmed with Pam Browning of Long Realty Company. Overall, this sale was adjusted downwards.

Most potential buyers of the subject are seeking rural locations with building sites available on larger, affordable sites. Improved properties like the subject are influenced by differences in improved square footage with larger homes selling at lower package prices (a per unit value representing both the improvement and land) per square foot than smaller dwellings.

- ***The value is thus \$290,000 for 4.54-acre site and 1,848 sq. ft. affixed manufactured home.***

- *The estimate value of \$290,000 is above the initial sales price of \$220,000 in 2020 and recognizes a significant increase in values over the interim period. The current value estimate is about 32% higher than noted for 2020 or roughly 7.95% per year. Considering the rate of appreciation in 2021-2022 this is not unusual. Prices have remained high despite mortgage rate increases due to ongoing demand and reduced inventory.*

SCOPE OF WORK GENERAL DEFINITION:

- The type of data and the extent of research and analyses. (SVP)
- The type and extent of research and analyses in an appraisal or appraisal review assignment (USPAP, 2024).

The Scope of Work for an appraisal assignment is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) as "the research and analyses that are necessary to develop credible assignment result".

For each appraisal and appraisal review assignment, an appraiser must:

- Properly identify the problem to be solved.
- Determine and perform the scope of work necessary to develop credible assignment results; and
- Disclose the scope of work in the report."

The appraisal is intended to comply with the 2024 USPAP. The findings are conveyed in an Appraisal Report as defined by USPAP. The appraisal assignment and report have been completed in response to a request for an appraisal of the subject property by the Pima County Flood Control Department.

The appraisal assignment includes the appraisal of the property described and referred to as "the subject", "subject property", "subject parcel" or in other various ways meant to describe the subject property, and the preparation of an appraisal report.

The appraisal report describes the subject property being appraised, analyzes data selected and compared to the subject property, and renders an opinion of the market value of the subject property as of the effective date of the report.

The appraisal report is prepared and reported following the Uniform Standards of Professional Appraisal Practice published by the Appraisal Foundation, the Code of Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the standards of Title XI of the Federal Financial Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and to those standards and specifications dictated by Pima County.

This appraisal report is only intended for use by Pima County Real Property Services and the designees and / or assigns thereof. Use of this appraisal report by others not named is not intended by the appraiser.

The purpose of the appraisal report is to provide the appraiser's opinion of the fee simple market value interest of a specific property that has been previously identified. This report is intended to be used to assist the intended user in the determination of the just compensation due to the property owner for the potential acquisition of the subject property. It is not intended for any other use.

A statement and conclusion of the highest and best use of the subject property is given by the appraiser and is supported by various standards and resources related to land use, supply and demand, governmental requirements, site utility, environmental issues, availability of public utilities, access, and present and anticipated economic elements which might have an impact on the marketability of the subject property.

The appraisal process includes the physical inspection of the subject property, the photographing of the subject property, the research of all pertinent information related to the subject property (zoning, flood, size, topography, etc.) the selection, review, analysis, and confirmation of recent market (sale/escrow/listing) data deemed comparable to the subject property.

Further, it includes the collection of economic, demographic, and statistical data from published sources including any one or all of the following: Co-Star™, Tucson Multiple Listing Service (TAR/MLS), Loop-Net™, various brokerage offices that publish data, and various sources that publish data relevant to the Tucson and Pima County real estate market. Any or all of these sources may assist the appraiser in completing the appraisal report.

The subject property is improved land (with 1,848 sf manufactured home) consisting of 4.54 acres more or less. The appraisal report concludes an opinion of the fee simple market value of the subject property using the Sales Comparison Approach. The Sales Comparison Approach process includes a thorough search of the real estate market for current data (sales, listings, and escrows) considered relevant and comparable to the subject property. The selected data has been confirmed, when possible, with one or more parties to the transaction, review of the deed (affidavit of value), and/or records of the Pima County Recorder and Assessor.

The appraiser compared the sales/listings/escrows to the subject property and makes adjustments to the comparable data in terms of those factors deemed superior in comparison to the subject property, inferior in comparison to the subject property, or equal to or having offsetting factors in comparison to the subject property. The Sales Comparison Approach provides the basis and support of the final opinion of the market value of the subject property. The appraisal does not include the Income Approach or Cost Approach methods of valuation as these approaches are applicable but not necessary to this assignment.

The development of the final opinion of value includes performing the appraisal process in conformance and compliance with the Uniform Standards of Professional Appraisal Practice as defined by the Appraisal Standards Board. This appraisal report is only a summary of the appraisal data, analyses, and conclusions that the appraiser performed for this assignment. The file retained by the appraiser includes all supporting documents for the concluded opinion of value. The work file and the appraisal report are what constitute the "appraisal" and both parts are considered integral to the final opinion of value.

SCOPE OF WORK - ASSIGNMENT CONDITIONS

Additional Scope of Work/Assignment Conditions Specific to this Assignment:

1. Client: Pima County Real Property Services and all assigns and designees thereof
2. Intended Use: To determine the fee simple market value of the subject as described.
3. Intended Users: All assigns and designees authorized by Pima County Real Property Services.
4. Type of Value: Fee simple market value.
5. Effective Date of Value: January 25, 2024
6. Physical Characteristics: As described within report.
7. Assignment Conditions: As follows –

EXTRAORDINARY ASSUMPTION – GENERAL DEFINITION:

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary Assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis. (USPAP, 2024 Ed.)

Extraordinary Assumptions Specific to This Assignment:

It is assumed that no environmental issues or concerns do not affect the subject as of the date of inspection. Should environmental issues be of special concern to the client it is recommended that an environmental survey be conducted. The results of the same may or may not affect the value herein and the appraiser reserves the right to readdress the value estimate when such results are available for review. It is also being assumed that the interior condition is commensurate with what is indicated on the owner provided interior photographs. For this report the condition is noted as being average/good for the market area.

HYPOTHETICAL CONDITION – GENERAL DEFINITION:

- 1. A condition that is presumed to be true when it is known to be false. (SVP)*
- 2. A condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2024 Ed.)*

Hypothetical Conditions Specific to This Assignment:

No hypothetical conditions are being employed, and the subject is being appraised 'as is' and as of the date of inspection.

APPRAISER QUALIFICATIONS:



Jeffrey D. Swango, SRA, AI-RRS, SR/WA, R/W-AC, R/W-NAC is a certified general, senior real property appraiser with the Real Property Services Dept. of Pima County in Tucson. A third-generation appraiser, he earned a bachelor's degree from the University of Arizona in 1990 and has been appraising for 29 years, 11 of which were in private practice in a family run appraisal company.

Beginning primarily with residential appraisal assignments Jeff expanded his practice to include land and commercial properties obtaining his general certification in 2003 after joining the appraisal section of Pima County Real Property Services.

Regular assignments include right of way appraisals for a variety of properties throughout the county including single family residences, land, and commercial parcels, review appraising, license and fee settings, budget projections and various teaching engagements nationwide.

Jeff has authored several articles that have appeared in *Right of Way* magazine and other related professional appraisal publications. He has been active with both the IRWA and the Appraisal Institute serving in various capacities including that of president for each chapter. He is currently a certified instructor for the IRWA and teaches most of appraisal courses offered by that organization.

He holds the SRA, and AI-RRS designations of the Appraisal Institute and the SR/WA, R/W-AC, and R/W-NAC designations/certifications of the International Right of Way Association. Mr. Swango enjoys the tremendous variety within the field of eminent domain and the more difficult assignments where theory and methodology are often challenged.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Replacement or replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions
See Attached Addendum

Residential Appraisal Report

1100013249-FLAP
File No. Acq-1212 042E 4.54ac Fern

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
No one provided additional appraisal assistance to the appraiser signing this report. I have performed no services, as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three (3) year period immediately preceding acceptance of this assignment.

Additional Certifications:

1. The reported analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
2. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
3. As of the date of this report, I Jeffrey D. Swango, SRA, AI-RRS, SR/WA, R/W-AC have completed the continuing education program of the Appraisal Institute.

Definition of Value: Market Value Other Value:

Source of Definition: The Appraisal of Real Estate, 15th Edition, Appraisal Institute - 2020, Page 48.

The most probable price, as of a specified date, in cash or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

ADDRESS OF THE PROPERTY APPRAISED:

4335 North Avra Road
Tucson, AZ 85743

EFFECTIVE DATE OF THE APPRAISAL: January 25, 2024

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 290,000

APPRAISER

Signature: 
Name: Jeffrey D. Swango, SRA, AI-RRS
State Certification # Certified General R.E. Appraiser 31133
or License # _____
or Other (describe): _____ State #: _____
State: Arizona
Expiration Date of Certification or License: January 31, 2025
Date of Signature and Report: January 26, 2024
Date of Property Viewing: January 25, 2024
Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ
Zip: 85743



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: January 25, 2024
Appraised Value: \$ 290,000



**REAR VIEW OF
SUBJECT PROPERTY**



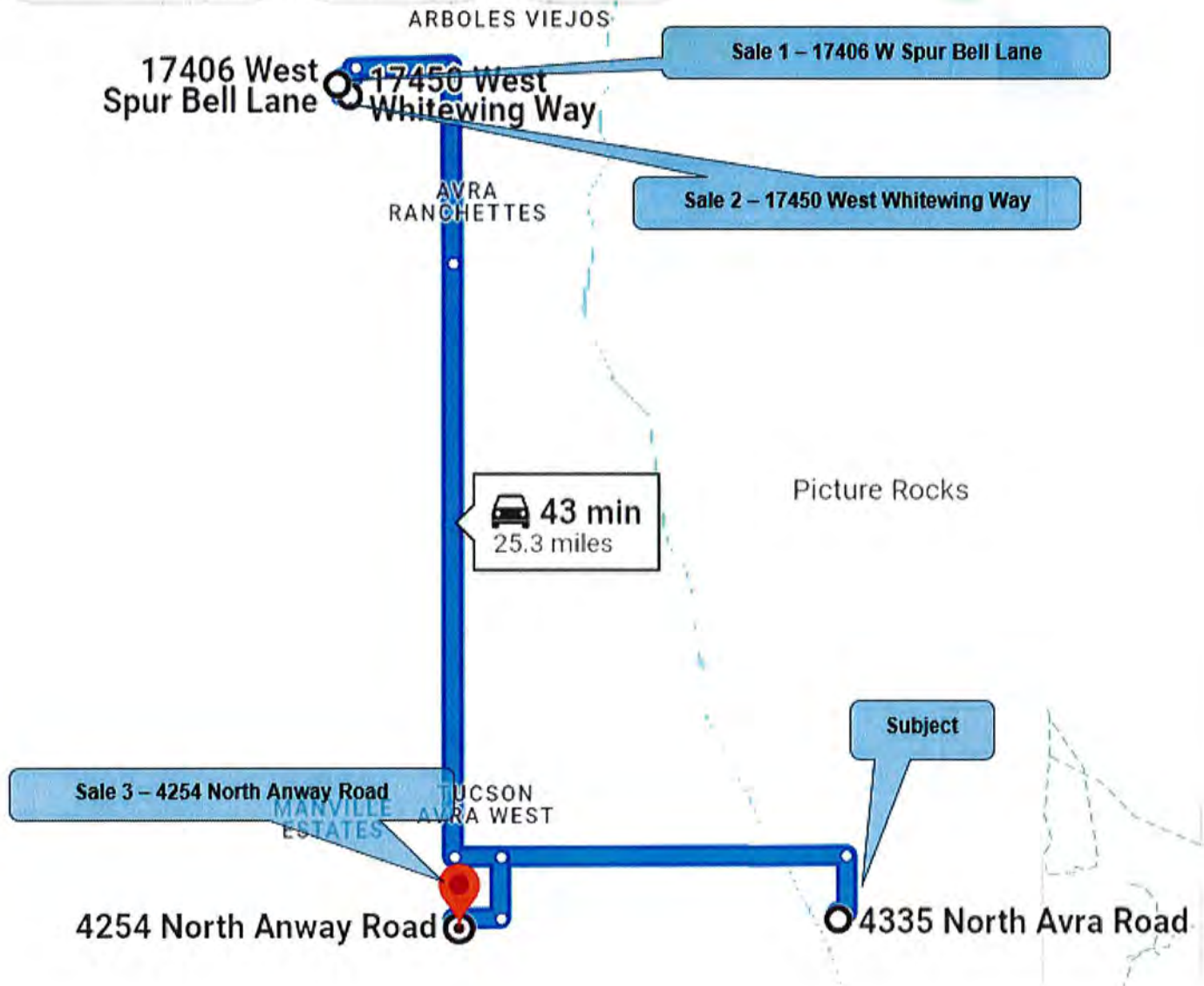
STREET SCENE

LOCATION MAP

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
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Zip: 85743

COMPARABLE DATA MAP DETAIL:



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
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File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
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COMPARABLE SALE #1

17406 West Spur Bell Lane
Marana AZ 85653
Sale Date: 6/7/2023
Sale Price: \$ 290,000



COMPARABLE SALE #2

17450 West Whitewing Way
Marana AZ 85653
Sale Date: 11/30/2023
Sale Price: \$ 310,000

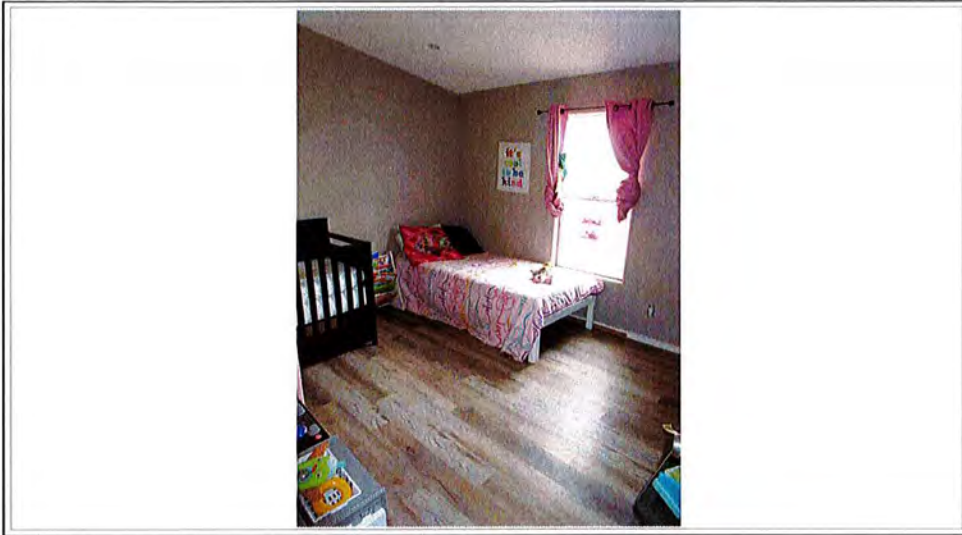


COMPARABLE SALE #3

4254 North Anway Road
Marana AZ 85653
Sale Date: 10/11/2023
Sale Price: \$ 290,000

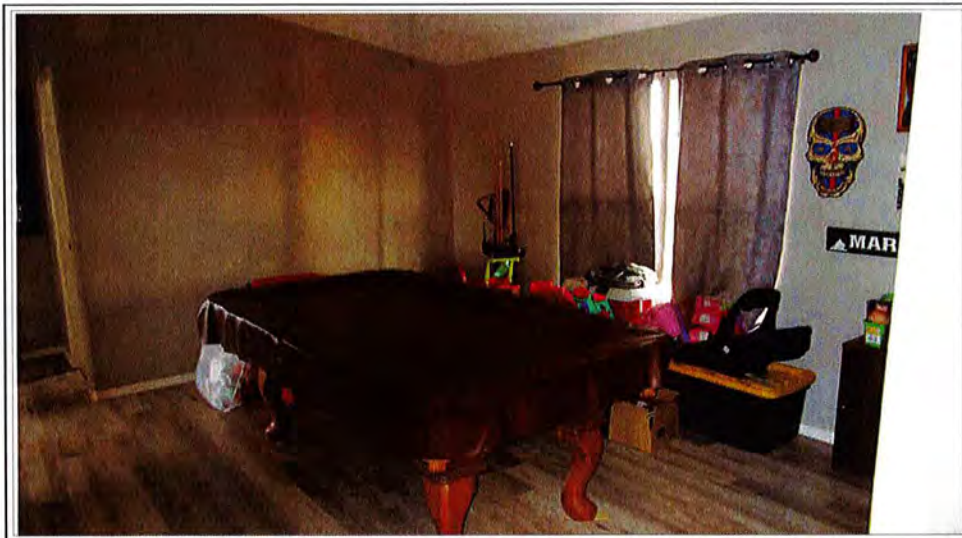
Client: Pima County Real Property Services
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File No.: Acq-1212 042E 4.54ac Fernandez
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State: AZ
Zip: 85743



Bedroom

LVT Flooring



Family Room



Workshop / Carport Building

RFCD Memo

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ Zip: 85743

DATE: December 27, 2023

TO: Tammy Jorde
Office of the Director and Chief Engineer

FROM: Eric Shepp
Floodplain Administrator

SUBJECT: Fernandez parcel – Tax ID No. 213-28-042E

Thanks for the opportunity to review this parcel for potential FLAP acquisition.

The Fernandez parcel totals approximately 4.5 acres. From a Floodplain Management perspective, this parcel is a good FLAP candidate. It is in a severe flood and erosion hazard area, contains Important Riparian Area, and is near other District lands. These factors are described more thoroughly below:

- 1) FEMA Zone AO1 – The entire parcel is within the Zone AO1 floodplain, a broad sheetflow floodplain associated with Brawley Wash with approximate flood depths of 1 foot. The accuracy of the of Zone AO1 floodplain is questionable, as the topography suggests that this parcel is part of the broad bottomlands of Brawley Wash.
- 2) Tributary flooding – The parcel may be impacted by flooding from a CAP overshoot. The flood hazards associated with the culvert that cross the CAP canal just upstream of this area have not been evaluated. It is likely, though, based on the best available information that the tributary flooding would not prohibit residential development.
- 3) Proximity to District and other public lands – This parcel is in close proximity to District lands and is in an area of recent acquisitions. If the goal is to combine connect this parcels into a contiguous set of District parcels, this parcel would be appropriate for acquisition.
- 4) Important Riparian Area – The entire parcel is designated as IRA, with underlying classification Xeroriparian and D. The acquisition, enhancement and conservation of IRA are important elements in the SDCP and accordingly the MSCP.

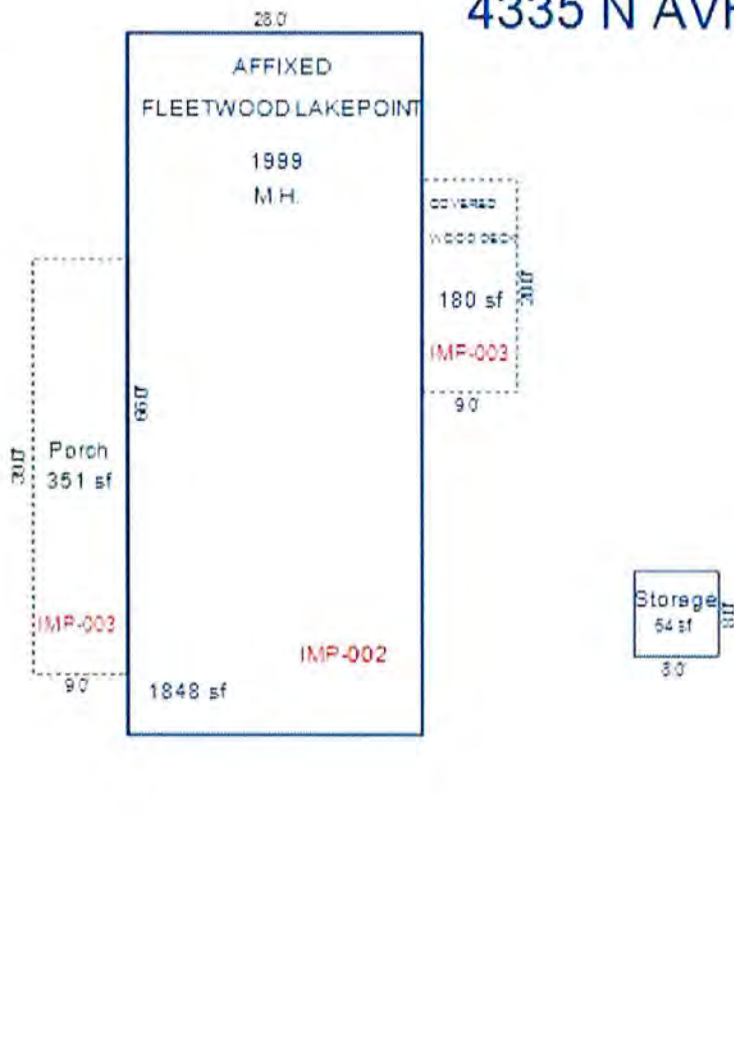
Building Sketch

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
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213-28-042E

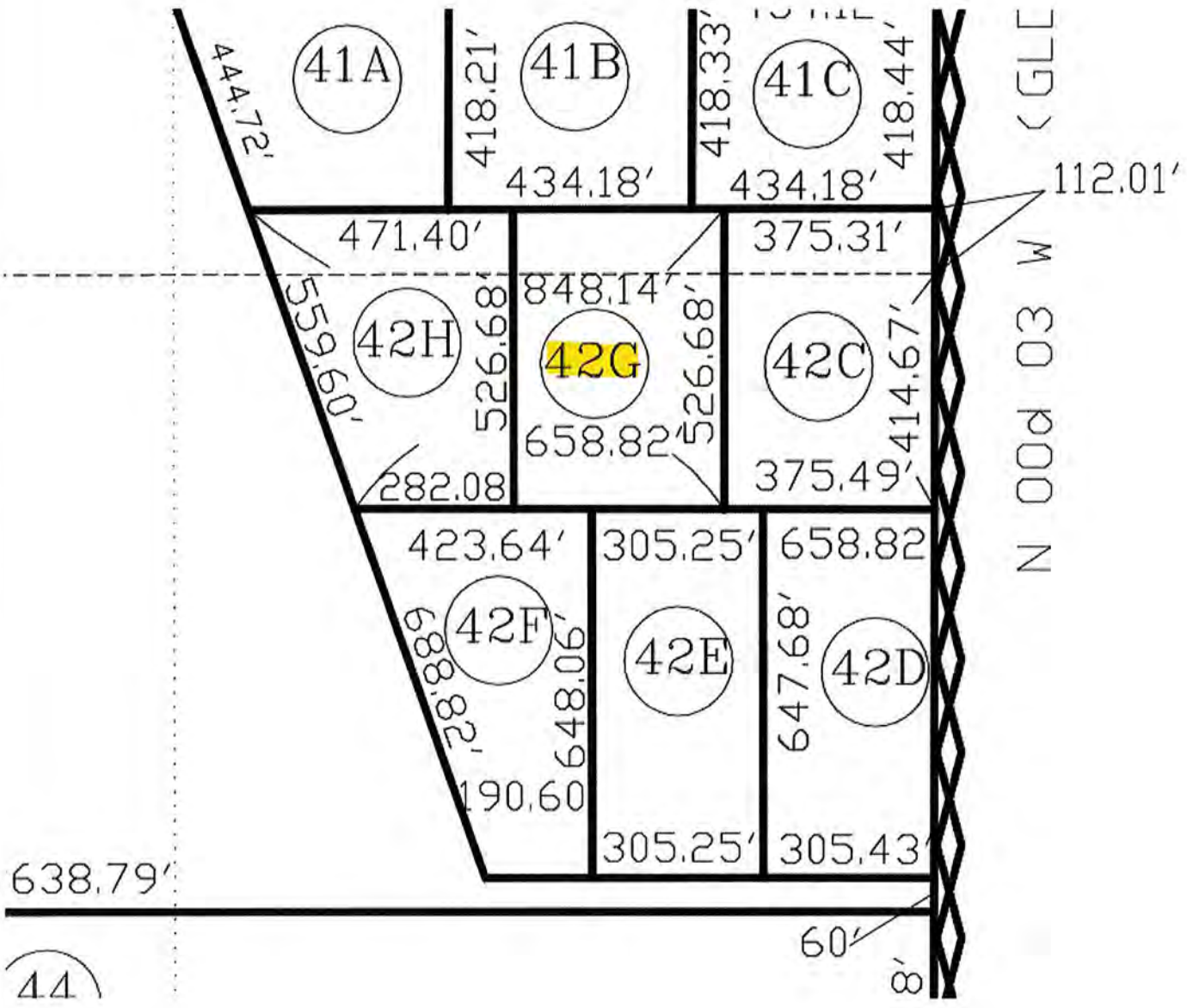
4335 N AVRA RD



PLAT MAP

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ Zip: 85743



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Aerial Map of Subject

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

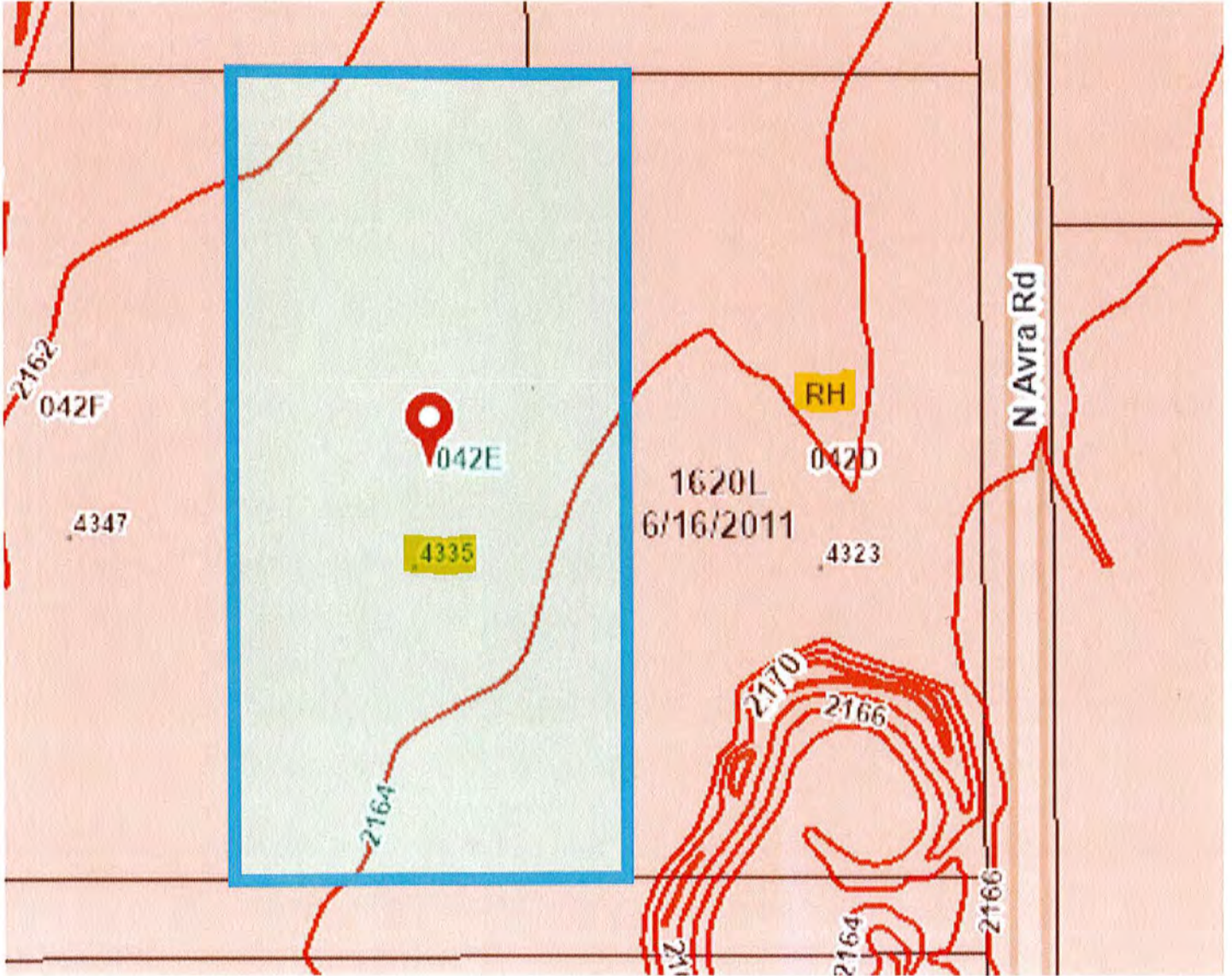
File No.: Acq-1212 042E 4.54ac Fernandez
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State: AZ
Zip: 85743



Zoning Map

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

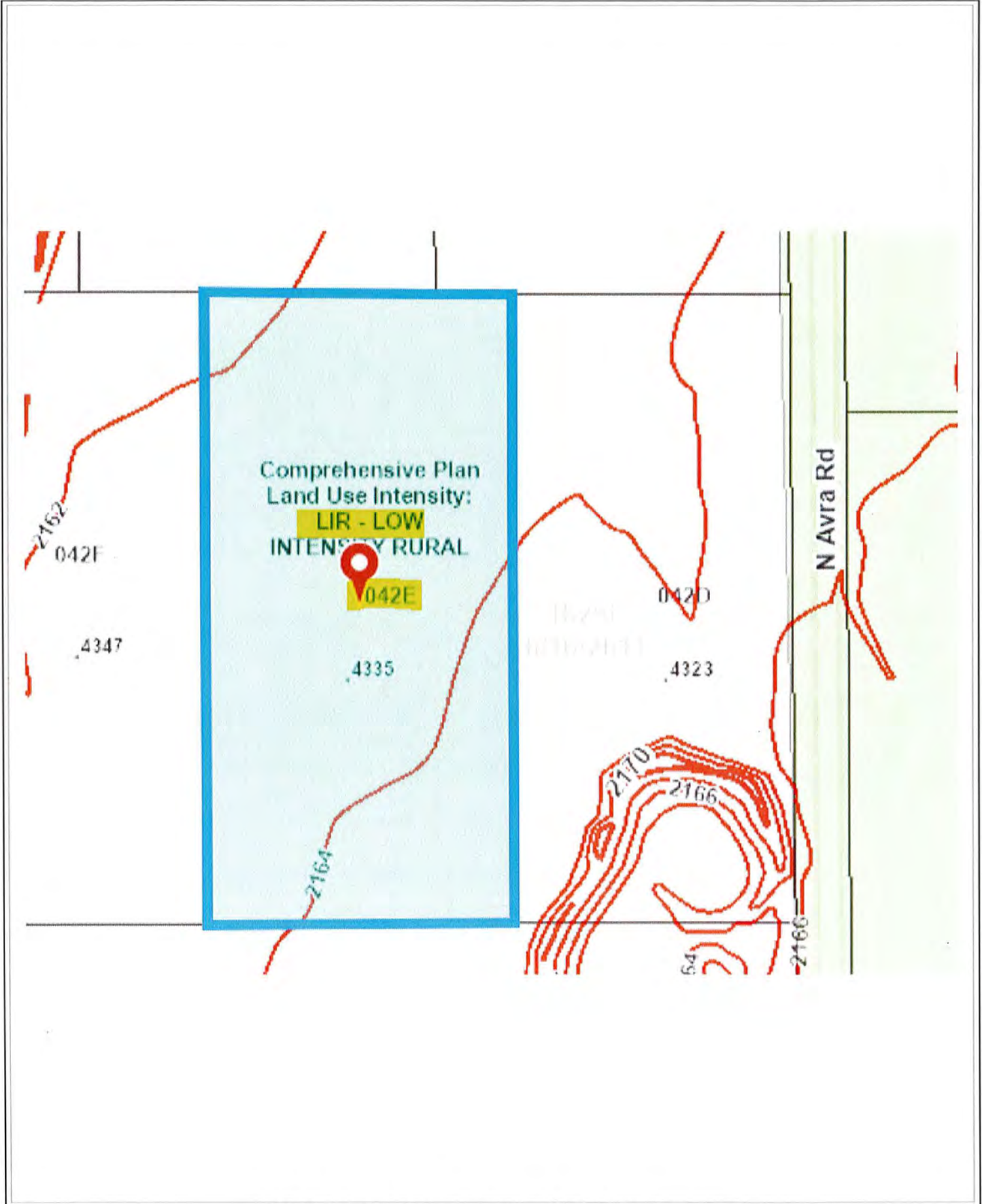
File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ
Zip: 85743



Comprehensive Plan Map

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ
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Topography Map

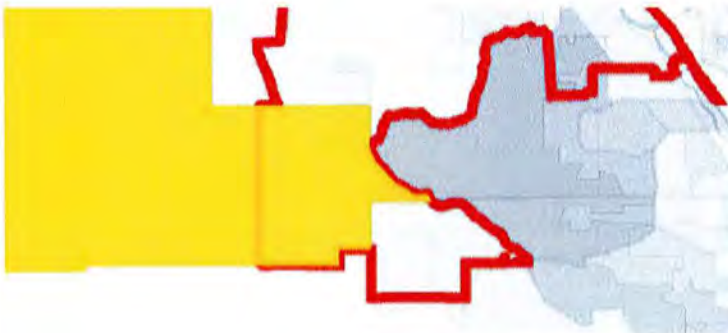
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Median household income: **\$53,942**
Median house or condo value: **\$137,600**
Median contract rent: **\$750**
Unemployment: **15%**
Residents below the poverty level: **13.3%**
Median resident age: **54.8**

Client: Pima County Real Property Services
 Property Address: 4335 North Avra Road
 City: Tucson

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December 2023

U.S. existing-home sales rose from a 13-year low, climbing 0.8% from the previous month and breaking a five-month streak in which sales declined, according to the National Association of REALTORS® (NAR). Despite the increase, sales were down 7.3% compared to the same period last year, as affordability challenges continue to hinder prospective buyers. Most of this period's closed sales went under contract in October, when mortgage rates were at a two-decade high. With rates having dropped more than a full percentage point since then, existing-home sales may continue to pick up in the months ahead.

New Listings decreased 1.1 percent for Single Family but increased 3.1 percent for Townhouse/Condo. Pending Sales increased 3.4 percent for Single Family but decreased 18.0 percent for Townhouse/Condo. Inventory decreased 13.4 percent for Single Family and 14.4 percent for Townhouse/Condo.

Median Sales Price increased 2.7 percent to \$385,000 for Single Family but decreased 0.4 percent to \$248,500 for Townhouse/Condo. Days on Market decreased 4.3 percent for Single Family and 26.3 percent for Townhouse/Condo. Months Supply of Inventory decreased 4.0 percent for Single Family but increased 5.6 percent for Townhouse/Condo.

Low levels of inventory continue to impact U.S. home sales, offering few options for aspiring buyers to choose from. Going into December there were 1.13 million units for sale, down 1.7% from the previous month but up 0.9% from the same period last year, for a 3.5 months' supply at the current sales pace. As a result, sales prices remain high nationwide, with NAR reporting the median existing-home price rose 4% annually to \$387,600 as of last measure, the fifth consecutive month of year-over-year price gains. Homebuyer demand is picking up, and without a significant increase in supply, experts believe home prices will likely remain elevated for some time to come.

Quick Facts

- 12.2%	+ 5.7%	- 13.6%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

This report covers residential real estate activity in the Tucson Association of REALTORS® service area. Percent changes are calculated using rounded figures.

- Single Family Market Overview
- Townhouse/Condo Market Overview
- New Listings
- Pending Sales
- Closed Sales
- Days on Market Until Sale
- Median Sales Price
- Average Sales Price
- Percent of List Price Received
- Housing Affordability Index
- Inventory of Homes for Sale
- Months Supply of Inventory
- All Residential Properties Market Overview

Subject Flood Map

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

File No.: Acq-1212 042E 4.54ac Fernandez
Case No.: 1100013249-FLAP
State: AZ
Zip: 85743

Layers...

Filter

- Zone AO - Alluvial Fan 2
- Zone AO - Alluvial Fan 3
- Zone AO - Alluvial Fan 4
- Zone AO 1
- Zone AO 2
- Zone AO 3
- Zone D
- Zone X
- Zone X - Shaded



Regression Graph

Client: Pima County Real Property Services
Property Address: 4335 North Avra Road
City: Tucson

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