

APPRAISAL OF



LOCATED AT:

6608 E DAVID DR  
TUCSON, AZ 85730-1636

CLIENT:

PIMA COUNTY PUBLIC WORKS  
201 N STONE AVE., 6TH FLOOR  
TUCSON, AZ 85701

AS OF:

December 29, 2015

BY:

ROBERT M. WENZEL  
BEVERLY WEISSENBORN, MAI

MR. TEPLITSKY  
PIMA COUNTY PUBLIC WORKS  
201 N STONE AVE., 6TH FLOOR  
TUCSON, AZ 85701

File Number: 20151026C1

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


6608 E DAVID DR  
TUCSON, AZ 85730-1636

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 December 29, 2015 is:

\$107,000  
One Hundred Seven 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.

  
ROBERT M. WENZEL  
BEVERLY WEISSENBORN, MAI



Thank you for your business, it has been a pleasure to serve you.

Residential Appraisal Report

File No. 20151026C1

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 PUBLIC WORKS

E-mail

JEFFREY.TEPLITSKY@PIMA.GOV

Client Address

201 N STONE AVE., 6TH FLOOR

City

TUCSON

State

AZ

Zip

85701

Additional Intended User(s)

NO OTHER IDENTIFIED INTENDED USERS NOTED.

Intended Use

FOR LISTING PURPOSES.

SUBJECT

Property Address

6608 E DAVID DR

City

TUCSON

State

AZ

Zip

85730-1636

Owner of Public Record

PIMA ANIMAL CARE CENTER

County

PIMA

Legal Description

VISTA DEL PRADO LOT 170

Assessor's Parcel #

136-25-1700

Tax Year

2015

R.E. Taxes \$

972.42

Neighborhood Name

VISTA DEL PRADO

Map Reference

14S-15E-30

Census Tract

40.33

Property Rights Appraised

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

SALES HISTORY

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

08/2015

Price

NOT DISCLOSED

Source(s)

ASSESSOR DOC# 20152180585

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

APPRAISER RESEARCHED ASSESSOR AND MLS RECORDS FOR LISTING AND SALES HISTORY FOR THE SUBJECT FOR THE LAST THREE YEARS, AND COMPARABLES OVER THE PAST YEAR FROM THEIR DATES OF SALE. FOLLOWING IS ANY HISTORY REVEALED BY SAID SEARCH: ON THE SAME DATE, A WARRANTY DEED WAS RECORDED PRIOR TO MC CLAIN, MILLY; ALSO A QUIT CLAIM DEED WAS RECORDED ON 07/2013 TO THE MARILYNN RASMUSSEN TRUST.

FOR THE READERS REVIEW, THE AUTOMATED ASSESSOR RECORDS ARE ATTACHED TO THIS REPORT.

Offerings, options and contracts as of the effective date of the appraisal

NO OFFERINGS, OPTIONS, AND/OR CONTRACTS WERE NOTED. NO PRIOR MLS LISTINGS FOUND.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %					
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %		
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	54,600	Low	4	Multi-Family	8 %	
Neighborhood Boundaries				NORTH- 22ND STREET, EAST- PANTANO WASH, SOUTH- IRVINGTON ROAD, WEST- WILMOT ROAD.				230,000	High	63	Commercial	11 %	
								129,012	Pred.	45	Other	VAC	1 %
Neighborhood Description				THE SUBJECT IS LOCATED IN THE EAST PORTION OF TUCSON IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD. HOMES IN THE AREA ARE A MIX OF SEMI-CUSTOM, AND TRACT HOMES. SHOPPING, SCHOOLS, AND OTHER URBAN AMENITIES ARE LOCATED WITHIN CONVENIENT DISTANCES. THIS NEIGHBORHOOD IS WITHIN CLOSE PROXIMITY TO THE DAVIS MONTHAN AIR FORCE BASE AND SUFFERS FROM ASSOCIATED NOISE.									
Market Conditions (including support for the above conclusions)				See Attached Addendum									

SITE

Dimensions

68' X 107'

Area +/-

7276 SF(PLAT)

Shape

RECTANGULAR

View

TYPICAL RESIDENTIAL

Specific Zoning Classification

R-1

Zoning Description

See Attached Addendum

Zoning Compliance

☒ 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?

☒ Yes

☐ No

If No, describe.

Utilities

Public

Other (describe)

Public

Other (describe)

Off-site Improvements—Type

Public

Private

Electricity

☒

☐

Water

☒

☐

Street

ASPHALT

☒

☐

Gas

☒

☐

Sanitary Sewer

☒

☐

Alley

TYPICAL UTILITY

☒

☐

Site Comments

NO ADVERSE EASEMENTS OR ENCROACHMENTS NOTED. OVERALL, THE SUBJECT PARCEL IS AN AVERAGE PARCEL FOR THE SUBDIVISION, NEIGHBORHOOD, AND MARKET. THE PARCEL SIZE IS WITHIN THE CENTRAL TENDENCY FOR THE AREA. FOR THE READERS REVIEW, I HAVE ATTACHED THE PLAT MAP, ZONING MAP, AND AERIAL VIEW.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR																	
	materials		materials																				
Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> One w/Acc. unit	<input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE	Floors	CARPET, TILE														
# of Stories	1			<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	BRICK	Walls	DRYWALL														
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./End Unit	Basement Area	NONE sq. ft.	Roof Surface	BUILT UP	Trim/Finish	WOOD														
	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.	Basement Finish	NONE %	Gutters & Downspouts	OVER HANG	Bath Floor	VSG, NONE														
Design (Style)	RANCH			<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	ALUMINUM	Bath Wainscot	TILE														
Year Built	1968					Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None														
Effective Age (Yrs)	20					Screens	HALF COVER	<input checked="" type="checkbox"/> Driveway	# of Cars	1													
Attic	<input type="checkbox"/> None			Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HW	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	CONCRETE												
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs			<input type="checkbox"/> Other	Fuel	GAS		<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence	BLK WL	<input type="checkbox"/> Garage	# of Cars											
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle			Cooling	<input type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck	COV	<input checked="" type="checkbox"/> Porch	COV	<input checked="" type="checkbox"/> Carport	# of Cars	1									
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated			<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Other	EVAP		<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other	STG		<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in									
Appliances														<input type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)			
Finished area above grade contains:														5	Rooms	3	Bedrooms	2	Bath(s)	1,047	Square Feet of Gross Living Area Above Grade		
Additional Features														FRONT PRIVACY WALL/FENCING, FACIA BOARD WRAP AND SOFFIT PROTECTORS, RECESSED LIGHTING, VINYL SIDING ON STORAGE ADDITION, EXTENDED REAR COVERED PATIO, REAR ENTRY CAR GATE, INTERIOR POCKET DOOR FOR THE KITCHEN AREA.									
Comments on the Improvements														See Attached Addendum									

Residential Appraisal Report

File No. 20151026C1

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3							
6608 E DAVID DR		6608 E NELSON DR				6515 E STELLA RD				6532 E BROOKS DR							
Address TUCSON, AZ 85730		TUCSON, AZ 85730				TUCSON, AZ 85730				TUCSON, AZ 85730							
Proximity to Subject		APPROX. 0.11 MILES NE				APPROX. 0.14 MILES SW				APPROX. 0.11 MILES SW							
Sale Price		\$				\$		109,900		\$		114,000		\$		109,000	
Sale Price/Gross Liv. Area		\$		0.00 sq. ft.		\$		104.07 sq. ft.		\$		97.10 sq. ft.		\$		92.84 sq. ft.	
Data Source(s)		INSPECTION		MLS/ASSESSOR				MLS/ASSESSOR				MLS/ASSESSOR					
Verification Source(s)		ASSESSOR		MLS#21527038				MLS#21521491				MLS#21425851					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment					
Sale or Financing	N/A	FHA;\$3,297				FHA				FHA;\$3,270							
Concessions		ARMS LENGTH				ARMS LENGTH				ARMS LENGTH							
Date of Sale/Time	N/A	11/2015				09/2015				01/2015							
Location	VISTA DEL PRADO	VISTA DEL PRADO				VISTA DEL PRADO				VISTA DEL PRADO							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE				FEE SIMPLE				FEE SIMPLE							
Site	7,276 SF	7,214 SF				6,534 SF				10,019 SF		-1,500					
View	TYPICAL	TYPICAL				TYPICAL				TYPICAL							
Design (Style)	RANCH	RANCH				RANCH				RANCH							
Quality of Construction	FAIR	FAIR				FAIR				FAIR							
Actual Age	48	51				46				46							
Condition	AVERAGE	AVERAGE				AVERAGE				AVERAGE							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths									
Room Count	5 3 2	5 3 2			6 4 2			6 4 2									
Gross Living Area25.00	1,047 sq. ft.		1,056 sq. ft.		1,174 sq. ft.		-3,175		1,174 sq. ft.		-3,175						
Basement & Finished Rooms Below Grade	NONE NONE	NONE NONE				NONE NONE				NONE NONE							
Functional Utility	AVERAGE	UNPERMITTED DEN		-2,000		AVERAGE				AVERAGE							
Heating/Cooling	FWA/EVAP	FWA/REF		-3,000		FWA/REF/EVAP		-3,000		FWA/EVAP							
Energy Efficient Items	AVERAGE	AVERAGE				AVERAGE				AVERAGE							
Garage/Carport	1 CCPT	1 CCPT				1 CCPT				1 CCPT							
Porch/Patio/Deck	PATIO/PORCH	PAT-INF/PORCH		1,000		PATIO/PORCH				PAT-INF/PORCH		1,000					
Fireplace(s)	NO FIREPLACE	NO FIREPLACE				NO FIREPLACE				NO FIREPLACE							
Amenities	WALL,LNDSCP,STG	FNC,LNDSCP,STG		2,000		FNC,LNDSCP,STG		2,000		FNC,LNDSCP,STG		2,000					
		SUP APPLNCS		-2,000													
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$		4,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$		4,175	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$		1,675				
Adjusted Sale Price of Comparables		Net Adj. -3.6%				Net Adj. -3.7%				Net Adj. -1.5%							
		Gross Adj. 9.1%	\$		105,900	Gross Adj. 7.2%	\$		109,825	Gross Adj. 7.0%	\$		107,325				

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH

COST APPROACH TO VALUE				
Site Value Comments NOT DEVELOPED. THIS MARKET HAS BEEN DEVELOPED TO THE POINT WHERE A SEARCH OVER THE PAST TWO YEAR PERIOD ONLY RESULTED IN C-1 ZONED PARCELS WHICH ARE 0.53 ACRE OR GREATER IN SIZE. THESE ARE NOT CONSIDERED TO BE COMPARABLE TO THE SUBJECT PROPERTY.				
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ..... = \$		
Source of cost data		Dwelling 1,047 Sq. Ft. @ \$ ..... = \$		
Quality rating from cost service Effective date of cost data		Sq. Ft. @ \$ ..... = \$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
		Garage/Carport 188 Sq. Ft. @ \$ ..... = \$		
		Total Estimate of Cost-New ..... = \$		
		Less 60 Physical	Functional	External
		Depreciation		= \$ ( )
		Depreciated Cost of Improvements ..... = \$		
		"As-is" Value of Site Improvements ..... = \$		
		INDICATED VALUE BY COST APPROACH ..... = \$		

INCOME

INCOME APPROACH TO VALUE				
Estimated Monthly Market Rent \$	795.00	X Gross Rent Multiplier	132.00	= \$ 104,940 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) See Attached Addendum				

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☒ Income Approach ☐ Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: See Attached Addendum

Reconciliation comments: See Attached Addendum

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 as of 12/29/2015 , which is the effective date of this appraisal, is:

☒ Single point \$ 107,000 ☐ Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ ☐ Greater than ☐ Less than \$ \_\_\_\_\_

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:

APPRAISAL BASED ON CASH OR EQUIVALENT TERMS.

## 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. Reproduction 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

**THE SCOPE OF WORK IS IDENTIFIED THROUGHOUT THIS REPORT. AT A MINIMUM THE APPRAISER: PERFORMED VISUAL INSPECTION OF THE INTERIOR/EXTERIOR OF THE SUBJECT PROPERTY; INSPECTED THE NEIGHBORHOOD; INSPECTED THE COMPARABLE SALES FROM AT LEAST THE STREET; RESEARCH, VERIFY, AND ANALYZED DATA; AND REPORTED THE ANALYSIS, OPINION, AND CONCLUSIONS.**

**THE DATA SOURCES UTILIZED/RELIED UPON: REAL ESTATE AGENTS, BUYERS, SELLERS, LOCAL MLS SYSTEM, COUNTY WEB SITES, REALQUEST, CENSUS BUREAU, FEMA MAP SERVICE CENTER, AND MARSHALL & SWIFT; REPORTS MAY CONTAIN ALL OR SOME OF THESE COMMON RESOURCES. THE LOCAL MLS SERVICE IS NOT CONSIDERED TO BE A VERIFICATION SOURCE BY ITSELF.**

**HIGHEST AND BEST USE ANALYSIS: IN THE SITE SECTION OF THE URAR, A HIGHEST AND BEST USE CONCLUSION WAS REPORTED. THE HIGHEST AND BEST USE IS THAT REASONABLE AND PROBABLE USE THAT SUPPORTS THE HIGHEST PRESENT USE, AS DEFINED ON THE EFFECTIVE DATE OF THIS APPRAISAL REPORT. ALTERNATELY, IT IS THAT USE, FROM AMONG REASONABLY PROBABLE AND LEGAL ALTERNATIVE USES, FOUND TO BE PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, FINANCIALLY FEASIBLE, AND WHICH RESULTS IN HIGHEST LAND VALUE. THE HIGHEST AND BEST USE WITH EXISTING IMPROVEMENTS IS ITS CURRENT USE, A SINGLE FAMILY RESIDENCE.**

**SUBJECT SITE: THE SITE DIMENSIONS CONTAINED ON THE URAR ARE ESTIMATIONS MADE BY THE APPRAISER BASED ON DATA CONTAIN IN THE MLS AND COUNTY RECORDS. SITE AREA CONTAINED HEREIN IS AN APPROXIMATION. ANY SLIGHT VARIANCE IN TOTAL SITE AREA WILL NOT HAVE ANY EFFECT ON THIS APPRAISERS OPINION OR CONCLUSIONS REGARDING THE SITE.**

**AS THE APPRAISER IS CHARGED WITH IMPARTIALITY, OBJECTIVITY, INDEPENDENCE, AND WITHOUT ACCOMMODATION OF PERSONAL INTERESTS, TO UPHOLD CREDIBLE APPRAISAL SERVICES NECESSARY FOR THE GENERAL ECONOMIC WELL-BEING OF SOCIETY AND PUBLIC TRUST, THE SIGNATURE OF THIS REPORT INDICATES THE APPRAISER DOES NOT ADVOCATE THE CAUSE OR INTEREST OF ANY PARTY OR ISSUE.**

**THIS REPORT IS SIGNED BY MEANS OF A PASSWORD PROTECTED DIGITAL SIGNATURE.**

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:

Additional Certifications:

Definition of Value: ☒ Market Value ☐ Other Value: \_\_\_\_\_

Source of Definition: **THE APPRAISAL OF REAL ESTATE, 14TH EDITION**

**THE MOST PROBABLE PRICE, AS OF A SPECIFIC 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 DURESS.**

ADDRESS OF THE PROPERTY APPRAISED:  
**6608 E DAVID DR**  
**TUCSON, AZ 85730-1636**

EFFECTIVE DATE OF THE APPRAISAL: **12/29/2015**

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ **107,000**

APPRAISER

SUPERVISORY APPRAISER

Signature: \_\_\_\_\_

Name: **ROBERT M. WENZEL**

State Certification # **21933**

or License # \_\_\_\_\_

or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_

State: **AZ**

Expiration Date of Certification or License: **08/31/2016**

Date of Signature and Report: **01/12/2016**

Date of Property Viewing: **12/29/2015**

Degree of property viewing:

☒ Interior and Exterior

☐ Exterior Only

☐ Did not personally view

Signature: \_\_\_\_\_

Name: **BEVERLY WEISSENBORN, MAI**

State Certification # **30125**

or License # \_\_\_\_\_

State: **AZ**

Expiration Date of Certification or License: **08/31/2016**

Date of Signature: **01/12/2015**

Date of Property Viewing: \_\_\_\_\_

Degree of property viewing:

☐ Interior and Exterior

☐ Exterior Only

☒ Did not personally view



ADDENDUM

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

**Neighborhood Market Conditions**

OVERALL, THIS MARKET IS CONSIDERED TO BE STABLE WITH TYPICAL MARKET FLUCTUATIONS. THE CURRENT INVENTORY IS NOTED AT THREE MONTHS, WITH AN AVERAGE MARKETING TIME OF 41 DAYS. IN THE PAST THREE MONTH PERIOD, THE ABSORPTION RATE HAS DECLINED SLIGHTLY, ALTHOUGH THIS IS TYPICAL FOR THE REGION DURING THE WINTER MONTHS. FOR THE READERS REVIEW, THE STATISTICAL REPORT FOR THE DEFINED NEIGHBORHOOD ALONG WITH THE STATISTICAL REPORT FOR THE MASTER PLANNED VISTA DEL PRADO DEVELOPMENT ARE ATTACHED TO THIS REPORT.

THE VISTA DEL PRADO DEVELOPMENT WAS ORIGINALLY BUILT TO COMPETE WITH TERRA DEL SOL AND MARANA GRANDE MASTER PLANNED COMMUNITIES AS AN AFFORDABLE ALTERNATIVE AS FURTHER EVIDENCED BY THE SMALLER AVERAGE GLA AND MEDIAN PRICES AS REFLECTED IN THE TWO STATISTICAL REPORTS. AS WE WILL REFLECT IN THIS REPORT, THE BEST COMPARABLE PROPERTIES FOR DEVELOPING THE SALES COMPARISON APPROACH TO VALUE ARE THE PROPERTIES LOCATED WITHIN THE SUBJECTS IMMEDIATE AREA OF VISTA DEL PRADO.

**Zoning Description**

RESIDENTIAL - SINGLE-FAMILY – PRIMARILY FOR THE USE OF SINGLE-FAMILY RESIDENCES. SCHOOLS, CHURCHES, AND PUBLIC BUILDINGS PERMITTED. MINIMUM SITE SIZE: 7,000 SF

**Quality and Condition of Property**

OVERALL, THE SUBJECT PROPERTY IS IN AVERAGE CONDITION FOR THE MARKET AREA WITH OVERALL FAIR QUALITY. AT THE TIME OF INSPECTION, THE KITCHEN AND BATHROOMS WERE UPDATED TO INCLUDE THE WATER HEATER AND CENTRAL HEATING UNIT. HOWEVER, THE HOME HAD NOTED MINOR DEFERRED MAINTENANCE AS WELL. DEFERRED MAINTENANCE INCLUDES: DAMAGED DOOR TO THE STOVE, EVIDENCE OF TERMITE ACTIVITY ON THE REAR STORAGE, DAMAGE VINYL SIDING CORNER(EXPOSING INTERIOR WOOD SURFACES, MINOR AREA OF REAR CRACKED PATIO SLAB, NO FLOORING IN THE MASTER BATHROOM, STAINED CARPETING, MISSING LIGHT FIXTURE AND REGISTER VENT IN MASTER BATHROOM, MISSING EXHAUST COVER IN THE GUEST BATHROOM, MECHANICAL CLOSET DOOR IS DAMAGED, MISSING ELECTRICAL OUTLET AND COVER NEAR THE KITCHEN PARTY WALL. MOST OF THE ITEMS ARE CONSIDERED TO BE COSMETIC IN NATURE, WHILE A COUPLE ARE CONSIDERED TO BE SAFETY ISSUES. THE TERMITE ACTIVITY COULD RESULT IN STRUCTURAL DAMAGE ALONG WITH THE EXPOSED UNTREATED WOOD SURFACE, HOWEVER, NOT A CONDITION OF THIS REPORT.

THE CONDITION OF THE EVAPORATIVE COOLING UNIT AND MECHANICAL SYSTEMS ARE CONSIDERED TO BE IN GOOD WORKING ORDER. AT THE TIME OF INSPECTION, NO UTILITIES WERE CONNECTED.

THIS REPORT IS MADE "AS IS" AT THE CLIENTS REQUEST.

TOTAL ESTIMATED COST TO CURE IS NOTED AT \$4,200.

AS WE WILL DISCUSS LATER IN THE REPORT, TYPICAL INVESTOR RATE OF RETURN FOR REPAIRS IS NOTED AT 1.5-2 TIMES THE COST OF REPAIR. THIS IS ALSO THE RATE OF RETURN FANNIE MAE UTILIZES IN THEIR LISTINGS AS WELL.

FOR THE READERS REVIEW, ADDITIONAL INTERIOR/EXTERIOR PHOTOS ALONG WITH A DETAILED SKETCH ADDENDUM HAVE BEEN INCLUDED WITH THIS REPORT.

**Comments on Sales Comparison**

AFTER A THOROUGH SEARCH OF ALL AVAILABLE DATA, THE SALES USED ARE CONSIDERED TO BE THE BEST INDICATORS OF VALUE. THE SALES USED WERE SELECTED DUE TO THEIR SIMILARITIES TO THE SUBJECT IN STYLE, SIZE, UTILITY, LOCATION, AND AMENITIES. APPROPRIATE ADJUSTMENTS HAVE BEEN MADE FOR ALL DIFFERENCES, SUCH AS CONDITION, GROSS LIVING AREA, AND FOR SLIGHTLY DIFFERING AMENITIES. AFTER ADJUSTMENT, THE SALES REPRESENT A REASONABLE RANGE OF VALUE FOR THE SUBJECT PROPERTY.

THE ADJUSTMENTS MADE THROUGH THE PAIRED SALES ANALYSIS IS BASED UPON THE QUALITATIVE ANALYSIS OBSERVED IN THIS MARKET BY THE TYPICAL BUYER. THIS HAS BEEN REPORTED WITHIN THE GRID AS QUANTITATIVE ADJUSTMENTS FORMULATED BY THE SIMULATION OF THE ACTIONS AND THOUGHT PROCESSES REPORTED OF THE BUYERS WHO ACQUIRED THE COMPARABLE SALES. BY REASONABLE COMBINATIONS OF THE ATTRIBUTES, AFTER ANALYZING THE PROPERTIES IN THIS MARKET AND INTERVIEWING AGENTS, IDENTIFICATION OF VARYING QUALITATIVE VIEWS OF THE TYPICAL BUYER WERE MADE. THE ITEM WILL HAVE A NOTED "INF" AND/OR "SUP" INDICATOR REVEALING THE INFERIOR AND SUPERIOR QUALITATIVE VIEW OF THE FEATURE AND/OR AMENITY WHEN APPROPRIATE AS COMPARED TO THE SUBJECT PROPERTY.

ALL PROPERTIES UTILIZED IN THIS REPORT WERE ARMS LENGTH TRANSACTIONS AND NOT SHORT SALES, REO PROPERTIES, OR INVESTOR FLIPS. EACH OF THE HOME ARE OVERALL SIMILAR IN QUALITY, LOCATION, AND UTILITY.

COMPARABLE ONE HAS SIMILAR FLOORING CONDITION TO THE SUBJECT PROPERTY. THE REPAIR ITEMS OF THE SUBJECT PROPERTY WERE OFFSET BY THE INTERIOR PAINT COLOR OF COMP ONE AS THE HOME WAS PAINTED IN A DEEP RED AND PINK COLOR AND REQUIRED INTERIOR PAINT AT THE CLOSE OF SALE. NO CONDITION ADJUSTMENT WAS WARRANTED.

COMPARABLE TWO HAD A SLIGHTLY SUPERIOR INTERIOR, HOWEVER, AS PER THE AGENT, THE FACIA BOARDS HAD TO BE REPLACED DUE TO ROT, AND THE ROOF HAD TO BE REPLACED. NO ADJUSTMENT FOR CONDITION WARRANTED. THIS PROPERTY IS ALSO LOCATED ON A NEIGHBORHOOD COLLECTOR STREET, ALTHOUGH THE LISTING AGENT INDICATED THE LOCATION OF THE HOME WAS NEVER AN ISSUE OR CONCERN; NO ADJUSTMENT MADE.

COMPARABLE THREE IS A SLIGHTLY OLDER SALE, ALTHOUGH THIS PROPERTY IS THE MOST SIMILAR OVERALL TO THE SUBJECT PROPERTY. THIS HOME HAS MINOR DEFERRED MAINTENANCE TO INCLUDE STAINED CARPETING.

THE MOST WEIGHT WAS PLACED ON COMPARABLE THREE AS THIS SALE WARRANTED THE LEAST AMOUNT OF OVERALL GROSS ADJUSTMENT. SUPPORTIVE WEIGHT GIVEN TO COMPARABLES ONE AND TWO.

ADDENDUM

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ
	Zip: 85730-1636

Income Approach Comments

MARKET RENT AND GRM RANGE WAS OBTAINED FROM THE VISTA DEL PRADO MASTER PLANNED AREA. THE NEWER INFILL DEVELOPMENTS OF WILMOT VISTA AND RINCON AVIADOR WERE NOT INCLUDED. IN THE PAST TWELVE MONTHS, FIVE HOMES WITH OVERALL SIMILAR UTILITY WERE RENTED IN THIS MARKET. I HAVE PLACED THE MOST WEIGHT ON COMPARABLE LISTINGS 21506680, 21524849, 21524500, 21526221, 21433584.

Reasons for non-development of a value approach

THE COST APPROACH TO VALUE WAS CONSIDERED, HOWEVER, WITH THE DIFFICULTY IN MEASURING DEPRECIATION DUE TO THE AGE AND VARIOUS UPDATING, AND THE LACK OF SIMILAR VACANT LAND SALES IN THIS MARKET, THE COST APPROACH TO VALUE WAS FOUND TO BE UNRELIABLE AND THEREFORE NOT DEVELOPED. THE INCOME APPROACH TO VALUE WAS CONSIDERED AS WELL. THE SUBJECT PROPERTY IS LOCATED IN A MARKET WHERE AN ESTIMATED 48% OF THE PROPERTIES ARE INCOME PRODUCING RENTAL PROPERTIES. THIS APPROACH TO VALUE WAS DEVELOPED AND INCLUDED FOR THE READERS REVIEW. THE SALES COMPARISON APPROACH TO VALUE WAS DEVELOPED AND FOUND TO BE THE BEST INDICATOR OF FAIR MARKET VALUE FOR THE SUBJECT PROPERTY.

Final Reconciliation

THE SALES COMPARISON ANALYSIS INDICATES VALUES BUYERS AND SELLERS ARE WILLING TO ACCEPT IN THE MARKET PLACE AND IS THE BEST SOURCE OF DATA FOR MARKET VALUE OF THE SUBJECT PROPERTY; THE MOST WEIGHT OF THE VALUE CONCLUSION WAS PLACED ON THE SALES COMPARISON APPROACH; THE FINAL RECONCILED VALUE OF THE SALES COMPARISON APPROACH IS NOT BASED SOLELY ON THE ACTIVE AND PENDING SALES IN THIS MARKET. THE INCOME APPROACH WAS DEVELOPED, HOWEVER, OVERALL LESS WEIGHT GIVEN TO THIS APPROACH AS THE SALES COMPARISON APPROACH TO VALUE DATA IS CONSIDERED TO BE A MORE RELIABLE AND CONSISTENT DATA BASE. THE OPINION OF MARKET VALUE IS BASED ON OBJECTIVE OBSERVATIONS OF THE COLLECTIVE ACTIONS OF THE MARKET. THE FINAL RECONCILED VALUE OF THIS REPORT REPRESENTS THE MOST PROBABLE PRICE FOR THE SUBJECT PROPERTY AS OF THE SPECIFIED DATE 12/29/2015, WITH BUYERS AND SELLERS ACTING PRUDENTLY WITHOUT UNDUE DURESS IN A COMPETITIVE OPEN MARKET IN TERMS OF CASH OR CASH EQUIVALENT WITH REASONABLE EXPOSURE TIME. THE SUBJECT'S VALUE IS WITHIN THE RANGE OF VALUES FOR THE NEIGHBORHOOD. THE SUBJECT PROPERTY INDICATED VALUE IS BELOW WITH THE NEIGHBORHOOD PREDOMINATE VALUE DUE TO THE SMALLER GLA. VALUE OF THE SUBJECT PROPERTY, RELATING TO PREDOMINANT VALUE FOR THE NEIGHBORHOOD: THE HIGHER OR LOWER VALUE OF THE SUBJECT IN RELATION TO THE PREDOMINANT VALUE DOES NOT ADVERSELY AFFECT MARKETING OF THE SUBJECT AS DEMONSTRATED IN THE SALES COMPARISON APPROACH TO VALUE.



STATISTICAL REPORT OF THE SUBJECT PROPERTY NEIGHBORHOOD

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Combined SqFt	List Price Per Combined SqFt	Sold Price Per Combined SqFt	Days On Market	Cumulative Days On Market
Active	88	12,483,722	0	Low	72,500	0	0.00	881	44.52	0.00	0	0
				Avg	141,860	0	0.00	1,523	95.01	0.00	55	79
				High	239,900	0	0.00	2,400	126.45	0.00	244	482
Active CAPA	6	695,650	0	Low	98,000	0	0.00	1,241	67.34	0.00	11	11
				Avg	115,942	0	0.00	1,552	74.50	0.00	59	59
				High	174,900	0	0.00	2,137	81.84	0.00	119	119
Active Contingent	36	4,623,650	0	Low	60,500	0	0.00	816	59.52	0.00	0	0
				Avg	128,435	0	0.00	1,357	95.30	0.00	50	68
				High	245,000	0	0.00	1,923	128.76	0.00	259	366
Pending	14	1,761,950	0	Low	79,500	0	0.00	946	51.99	0.00	5	5
				Avg	125,854	0	0.00	1,578	81.40	0.00	54	54
				High	169,750	0	0.00	2,156	121.46	0.00	160	160
Closed	453	58,442,273	57,304,745	Low	59,900	54,600	0.71	826	40.46	43.69	-1	-1
				Avg	129,012	126,501	0.98	1,438	90.99	89.26	41	53
				High	230,000	224,500	1.14	3,090	132.63	133.59	472	746
Overall	597	78,007,245	57,304,745	Low	59,900	54,600	0.71	816	40.46	43.69	-1	-1
				Avg	130,665	126,501	0.98	1,450	91.45	89.26	44	57
				High	245,000	224,500	1.14	3,090	132.63	133.59	472	746

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Pending','Active CAPA','Active Contingent'; Property Sub-Type of ' Single Family Residence'; Pending Date between '12/29/2014' and '12/29/2015'; Sold Date between '12/29/2014' and '12/29/2015'.

Inventory Analysis	Prior 7-12 Months 12/29/2014 - 06/28/2015	Prior 4-6 Months 06/29/2015 - 09/28/2015	Current - 3 Months 09/29/2015 - 12/29/2015
Total # of Comparable Sales (Settled)	213	140	100
Absorption Rate (Total Sales/Months)	35.50	46.67	33.33
Total # of Active Listings	114 (Active on 06/28/2015)	91 (Active on 09/28/2015)	103 (Active on 12/29/2015)
Months of Housing Supply (Total Listings / Ab. Rate)	3.21	1.95	3.09
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	124,500	131,600	127,025
Median Comparable Sales DOM	26	26	26
Median Comparable List Price	139,350	129,900	132,500
Median Comparable Listings DOM	48	58	55
Median Sale Price as % of List Price	99 %	99 %	98 %

STATISTICAL REPORT OF THE SUBJECT PROPERTY SUBDIVISION

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Combined SqFt	List Price Per Combined SqFt	Sold Price Per Combined SqFt	Days On Market	Cumulative Days On Market
Active	8	992,125	0	Low	90,000	0	0.00	1,047	68.91	0.00	0	0
				Avg	124,016	0	0.00	1,335	95.49	0.00	39	39
				High	144,725	0	0.00	1,765	120.60	0.00	81	81
Active CAPA	1	98,000	0	Low	98,000	0	0.00	1,424	68.82	0.00	119	119
				Avg	98,000	0	0.00	1,424	68.82	0.00	119	119
				High	98,000	0	0.00	1,424	68.82	0.00	119	119
Pending	1	128,000	0	Low	128,000	0	0.00	1,589	80.55	0.00	47	47
				Avg	128,000	0	0.00	1,589	80.55	0.00	47	47
				High	128,000	0	0.00	1,589	80.55	0.00	47	47
Closed	31	3,417,900	3,415,600	Low	61,000	67,500	0.93	901	46.82	46.89	0	0
				Avg	110,255	110,181	1.00	1,267	88.57	88.64	38	54
				High	132,450	130,000	1.11	1,911	113.64	110.49	134	432
Overall	41	4,636,025	3,415,600	Low	61,000	67,500	0.93	901	46.82	46.89	0	0
				Avg	113,074	110,181	1.00	1,292	89.24	88.64	40	52
				High	144,725	130,000	1.11	1,911	120.60	110.49	134	432

Selection Criteria for Comparable Properties

**Search Parameters:** Property type Residential; Status of 'Active', 'Closed', 'Pending','Active CAPA','Active Contingent'; Pending Date between '12/29/2014' and '12/29/2015'; Sold Date between '12/29/2014' and '12/29/2015'; Property Sub-Type of ' Single Family Residence'; Subdivision like =Vista Del Prado,=Vista Del Prado 4,=Vista Del Prado 5,=Vista Del Prado 6.

Inventory Analysis	Prior 7-12 Months 12/29/2014 - 06/28/2015	Prior 4-6 Months 06/29/2015 - 09/28/2015	Current - 3 Months 09/29/2015 - 12/29/2015
Total # of Comparable Sales (Settled)	18	6	7
Absorption Rate (Total Sales/Months)	3.00	2.00	2.33
Total # of Active Listings	5 (Active on 06/28/2015)	5 (Active on 09/28/2015)	5 (Active on 12/29/2015)
Months of Housing Supply (Total Listings / Ab. Rate)	1.67	2.5	2.15
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	116,750	109,000	115,000
Median Comparable Sales DOM	37	10	10
Median Comparable List Price	99,900	99,900	134,900
Median Comparable Listings DOM	10	56	78
Median Sale Price as % of List Price	99 %	99 %	105 %



LOCATION MAP

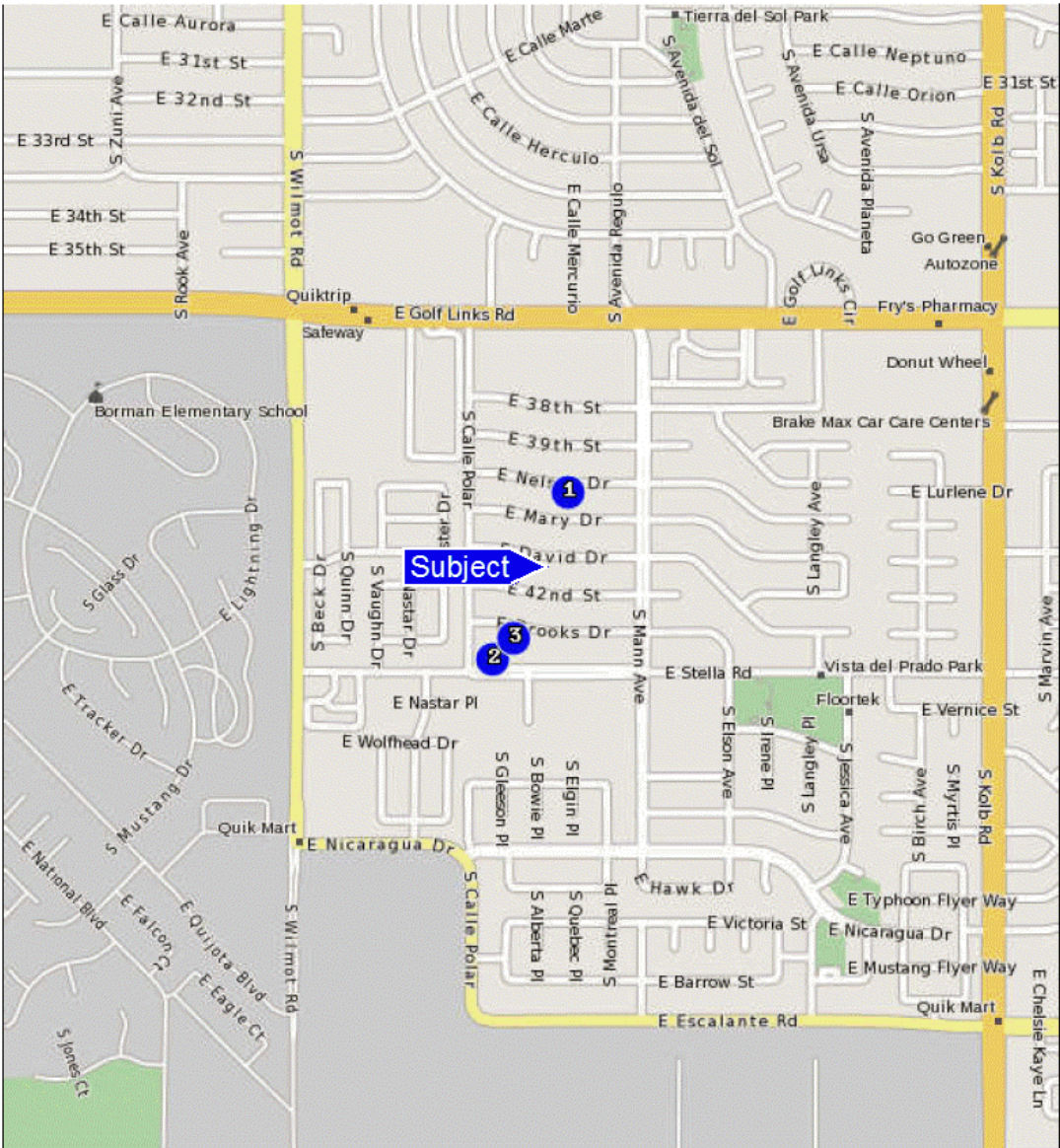
Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

flexmls Web

Page 1 of 1

Street Map

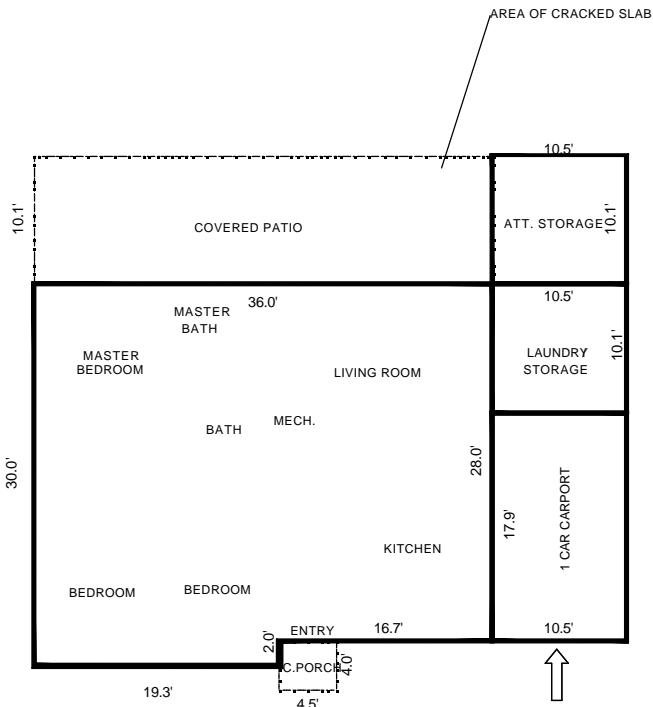
3 Properties



Legend
1. 6608 E Nelson Drive, Tucson, AZ85730(21527038)
2. 6515 E Stella Road, Tucson, AZ85730(21521491)
3. 6532 E Brooks Drive, Tucson, AZ85730(21425851)

FLOORPLAN SKETCH

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



Sketch by Apex N/™

Comments:

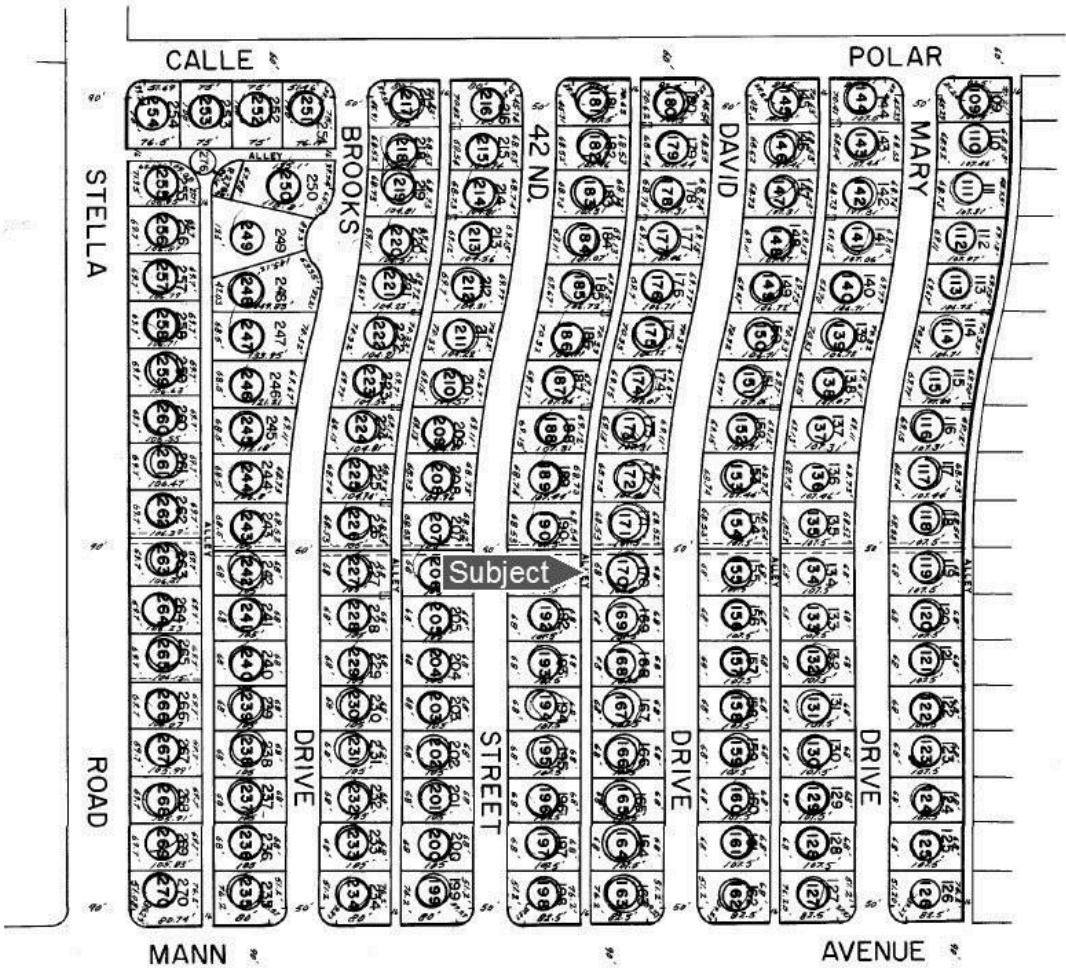
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1046.6	1046.6
P/P	COVERED PATIO	363.6	
	COVERED PORCH	18.0	381.6
GAR	1 CAR CARPORT	188.0	188.0
OTH	LAUNDRY/STORAGE	106.0	
	ATTACHED STORAGE	106.1	212.1
Net LIVABLE Area		(Rounded)	1047

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
28.0	x	36.0	1008.0
2.0	x	19.3	38.6
2 Items			(Rounded)
			1047

PLAT MAP

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

ASSESSOR'S RECORD MAP  
136-25  
2/5  
VISTA DEL PRADO  
DETAIL No. 2



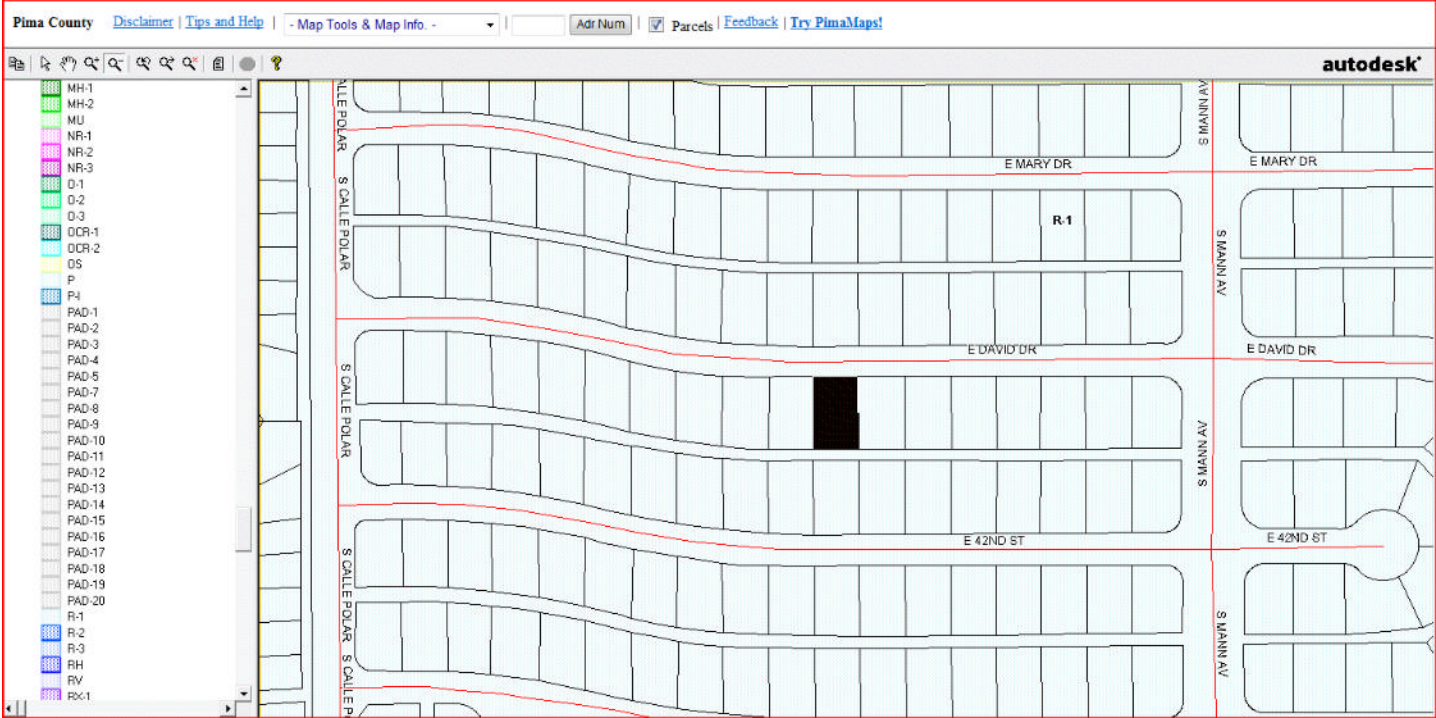
SEE BOOK 17 PAGE 35 MAP  
SEE BOOK 13 PAGE 36 R.S.

- INDICATES 15' UTILITY EASEMENT 75' EACH SIDE OF PROPERTY LINE
- INDICATES 5'x15' ANCHOR EASEMENT 2.5' EACH SIDE OF PROPERTY LINE
- INDICATES 6' WATER LINE EASEMENT



ZONING MAP, REFLECTING R-1

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



AERIAL VIEW OF THE SUBJECT PROPERTY

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636





Client: PIMA COUNTY PUBLIC WORKS

File No.: 20151026C1

Property Address: 6608 E DAVID DR

Case No.:

City: TUCSON

State: AZ

Zip: 85730-1636



## LOCATION

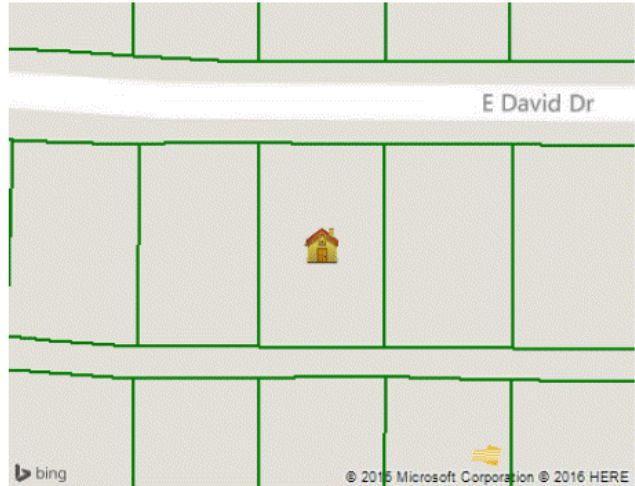
Property Address	6608 E David Dr Tucson, AZ 85730-1636
Subdivision	Vista Del Prado (1-274)
Carrier Route	C051
County	Pima County, AZ

## PROPERTY SUMMARY

Property Type	Residential
Land Use	0131: Str Grade 010-3 Urban Subdivided
Improvement Type	Single Family Home
Square Feet	1056

## GENERAL PARCEL INFORMATION

Parcel/Tax ID	136-25-1700
Township	14S
Range	15E
Section	30
2010 Census Trct/Blk	40.33/2
Assessor Roll Year	2014



## CURRENT OWNER

Name	Pima Animal Care Center
Mailing Address	4000 N Silverbell Rd Tucson, AZ 85745-9412

## SALES HISTORY THROUGH 12/18/2015

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
8/3/2015		Pima Animal Care Center		Warranty Deed		20152180585
8/3/2015		McClain Milly		Warranty Deed		20152180584
7/3/2013		Rasmussen Marilyn Trust		Quit Claim Deed		20132000579
8/14/1987	\$54,000	Rasmussen Marilyn				8099/59

## TAX ASSESSMENT

Assessment Year	2016	Tax Area	0150
Appraised Land		Tax Year	2015
Appraised Improvements		Total Taxes	\$972.42
Total Tax Appraisal	\$80,224	%Improvement	
Total Assessment	\$8,022	Exempt Amount	

## MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/21/1998	15,000	Rasmussen Marilyn	Bank Of America	10885/1935 0108851935

## PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
Type	Single Family Home	Condition	Sound
Year Built		Effective Year Built	1968
		Units	1

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Information Deemed Reliable But Not Guaranteed.

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636

PropertyReport, cont.

BRs	Baths	Rooms	6
Total Sq. Ft.	1,056		
Building Square Feet (Living Space)		Building Square Feet (Other)	
- CONSTRUCTION			
Quality	Average	Roof Framing	
Shape		Roof Cover Deck	Built-Up/Wood
Partitions		Cabinet Millwork	
Construction		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Evaporative Cooler
Exterior Wall	Brick	Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition	Building
Patio-Covered				
1 Car Carport				

PROPERTY CHARACTERISTICS: LOT

Land Use	0131: Str Grade 010-3 Urban Subdivided	Lot Dimensions	
Block/Lot	/170	Lot Square Feet	7,405
Latitude/Longitude	32.186835°/-110.851287°	Acreage	0.17

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Tucson Unified School District
Zoning Code	TUC- Zoning Set By City Of Tucson		
Owner Type			

LEGAL DESCRIPTION

Subdivision	Vista Del Prado (1-274)	Plat Book/Page	17/35
Block/Lot	/170	Tax Area	0150
Description	From Parcel:001010010  Vista Del Prado Lot 170		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	04019C2315L	06/16/2011

SUBJECT PROPERTY PHOTO ADDENDUM

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: December 29, 2015  
Appraised Value: \$ 107,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE



ADDITIONAL SUBJECT PROPERTY PHOTOS

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



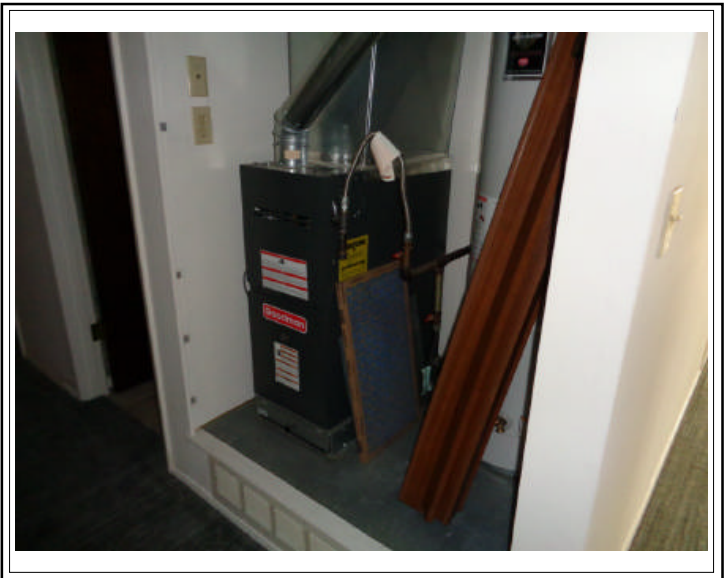
ADDITIONAL STREET VIEW



EXAMPLE OF THE KITCHEN, REFLECTING MISSING PANEL ON THE STOVE



EXAMPLE OF THE MAIN LIVING AREA



EXAMPLE OF THE MECHANICAL SYSTEMS, REFLECTING UNHINGED DOOR



GUEST BATHROOM



MASTER BATHROOM, REFLECTS NO FLOORING

ADDITIONAL SUBJECT PROPERTY PHOTOS

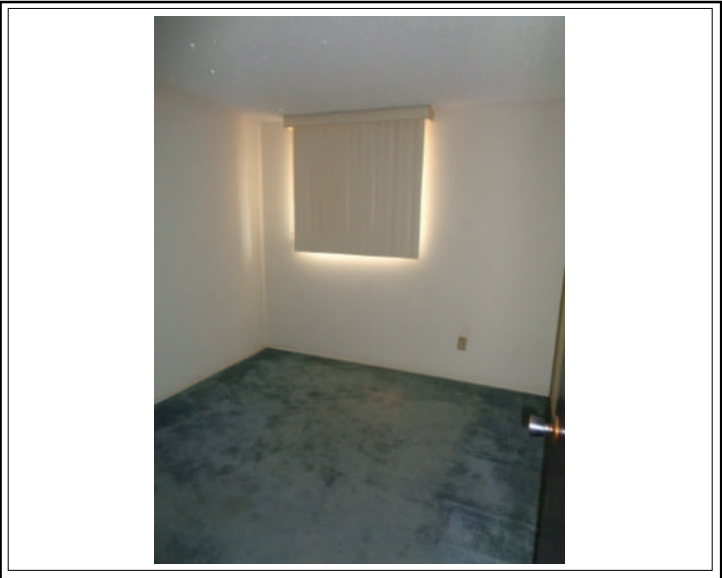
Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



MASTER BEDROOM



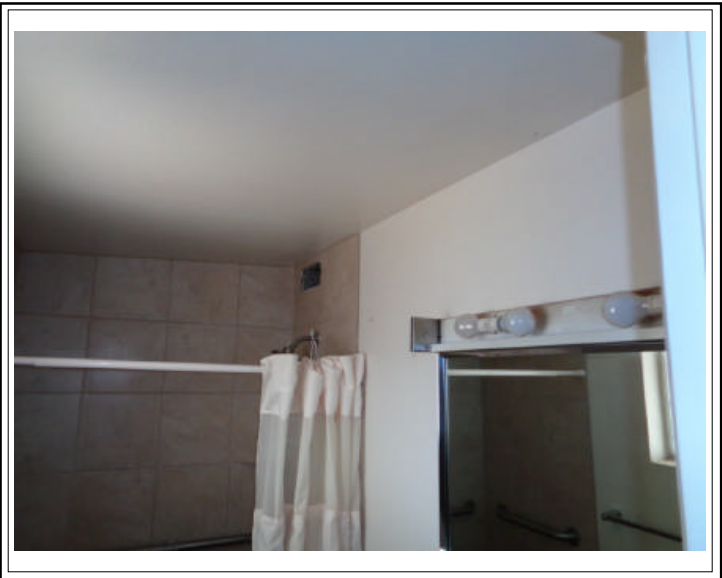
GUEST BEDROOM, REFLECTING STAINED CARPETING



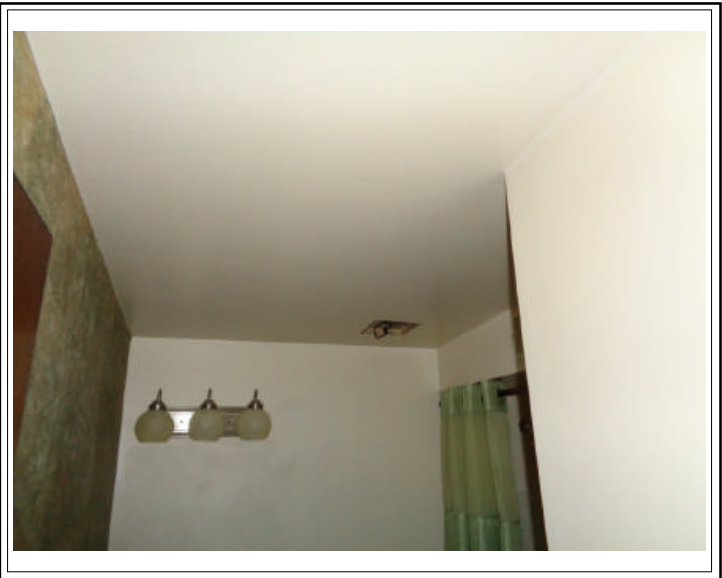
GUEST BEDROOM, REFLECTING STAINED CARPETING



REFLECTS UNCONVENTIONAL CARPET INSTALLATION



REFLECTS MISSING REGISTER COVER IN THE MASTER BATHROOM



REFLECTS MISSING EXHAUST FAN COVER IN THE GUEST BATHROOM



ADDITIONAL SUBJECT PROPERTY PHOTOS

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



REFLECTS MISSING OUTLET NEAR THE CARPORT ENTRY POINT INTO THE HOME



REFLECTS DAMAGED VINYL SIDING, AND EVIDENCE OF WOOD ROT



EVIDENCE OF TERMITE INFESTATION



ADDITIONAL EVIDENCE OF TERMITE INFESTATION



MINOR SLAB CRACK NOTED ON THE REAR PATIO



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: PIMA COUNTY PUBLIC WORKS	File No.: 20151026C1
Property Address: 6608 E DAVID DR	Case No.:
City: TUCSON	State: AZ Zip: 85730-1636



COMPARABLE SALE #1

6608 E NELSON DR  
TUCSON, AZ 85730  
Sale Date: 11/2015  
Sale Price: \$ 109,900



COMPARABLE SALE #2

6515 E STELLA RD  
TUCSON, AZ 85730  
Sale Date: 09/2015  
Sale Price: \$ 114,000



COMPARABLE SALE #3

6532 E BROOKS DR  
TUCSON, AZ 85730  
Sale Date: 01/2015  
Sale Price: \$ 109,000



Borrower: _____				
Property Address: 6608 E DAVID DR				
City: TUCSON	County: PIMA	State: AZ	Zip Code: 85730-1636	
Lender: PIMA COUNTY PUBLIC WORKS				

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER THREE MONTHS

EXPOSURE TIME IS EQUAL TO MARKETING TIME AS NOTED ON PAGE ONE OF THIS REPORT. REASONABLE EXPOSURE TIME MERELY MEANS THAT THE SELLER IN THE HYPOTHETICAL SALE WAS ASSUMED TO HAVE TAKEN NO ACTION TO HAVE ACHIEVED A QUICKER SALE THAN THAT WHICH WOULD HAVE BEEN ACHIEVED UNDER MARKET CONDITIONS EXISTING AS OF THE DATE OF THIS APPRAISAL. BASED UPON THE HISTORIC PERFORMANCE OF THE MARKETING TIMES OVER THE PAST TWELVE, SIX, AND THREE MONTH PERIODS, THE REASONABLE EXPOSURE TIME IS EQUAL TO THE CURRENT MARKET CONDITIONS.

Additional Certifications



☒ 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-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

THIS APPRAISAL REPORT IS NOT A HOME INSPECTION. ONLY A VISUAL INSPECTION OF ACCESSIBLE AREAS WAS COMPLETED AND THE APPRAISAL CANNOT BE RELIED UPON TO DISCLOSE CONDITIONS AND/OR DEFECTS IN THE PROPERTY. THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR LISTING PURPOSES, SUBJECT TO THE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, AND DEFINITION OF MARKET VALUE.

THE APPRAISAL IS NOT LIMITED IN SCOPE AND IS INTENDED TO CONFORM TO THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP).

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: 	Signature: 
Name: ROBERT M. WENZEL	Name: BEVERLY WEISSENBORN, MAI
Date Signed: 01/12/2016	Date Signed: 01/12/2015
State Certification #: 21933	State Certification #: 30125
or State License #: _____	or State License #: _____
or Other (describe): _____ State #: _____	State: AZ
State: AZ	Expiration Date of Certification or License: 08/31/2016
Expiration Date of Certification or License: 08/31/2016	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: December 29, 2015	<input checked="" type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior