

AN APPRAISAL REPORT

OF

A SINGLE-FAMILY RESIDENCE

LOCATED AT

**4300 EAST HAVASU ROAD
PIMA COUNTY, ARIZONA
SECTION 3, TOWNSHIP 13 SOUTH, RANGE 14 EAST**

FOR

**PIMA COUNTY PUBLIC WORKS
REAL PROPERTY SERVICES
MR. JEFFREY TEPLITSKY**

**OWNERSHIP: JOSEPH P BROSHAK AND PEGGY FONTENOT
TAX CODE NO.: 109-05-2050**

EFFECTIVE DATE OF APPRAISAL

SEPTEMBER 28, 2022

BAKER, PETERSON, BAKER & ASSOCIATES, INC.
Tucson, Arizona

BAKER, PETERSON, BAKER & ASSOCIATES, INC.

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November 8, 2022

Mr. Jeffrey Teplitsky
Pima County Public Works
Real Property Services
201 North Stone Avenue, Sixth Floor
Tucson, Arizona 85701-1207

RE: An appraisal report of a single-family residence, located at 4300 East Havasu Road, Pima County, Arizona

Ownership: Joseph P. Broschak and Peggy Fontenot

Tax Code No.: 109-05-2050

Effective Date of Appraisal: September 28, 2022

Date of Report: November 8, 2022

Dear Mr. Teplitsky:

In response to your authorization, I have conducted the required inspection, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value of the fee simple interest in the above-named property.

This report is intended for use only by the intended user, Mr. Jeffrey Teplitsky, Pima County Public Works, Real Property Services, and its designees. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting the intended user in the determination of the market value of the subject property for a potential purchase of the subject property. It is not intended for any other use.

I have formed the opinion that, as of the effective date of appraisal, September 28, 2022, based on a one to four month market period, and subject to the assumptions and limiting conditions set forth in the report, the subject property has a market value of:

SEVEN HUNDRED TWENTY THOUSAND DOLLARS
(\$720,000)

Hypothetical Condition - The subject property has experienced extensive water damage resulting from flooding within the last two years. This appraisal is based on the hypothetical condition that the property has not been flooded in the last two years, and there is no water damage to the single-family home or yard improvements. Per USPAP, the use of this hypothetical condition might have affected the assignment results.

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report (USPAP). As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

Respectfully submitted,



Sara R. Baker, MAI, SRA
Certified General Real Estate Appraiser
Certificate Number 31679
Designated Supervisory Appraiser
Registration Number DS0082

C228235

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PART I - APPRAISAL ABSTRACT

CLIENT

Pima County Real Property Services

APPRAISER

Sara R. Baker, MAI, SRA

Baker, Peterson, Baker & Associates, Inc.
4547 East Fort Lowell Road, Suite 401
Tucson, Arizona 85712

SUBJECT PROPERTY

A single-family residence located at 4300 East Havasu Road, Pima County, Arizona.

LAND AREA

37,021 square feet (0.85 acres), per Pima County GIS

IMPROVEMENT SIZE

1,840 square feet (gross living area, per physical measurement)

ZONING

CR-1, Pima County

LEGAL DESCRIPTION

Lot 205, Coronado Foothills Estates, Pima County, Arizona.

OWNERSHIP

According to public records of the Pima County Assessor, title to the subject property is in the name of Joseph P. Broschak and Peggy Fontenot, according to Recording/Sequence Number 2008-1020593, dated May 27, 2008, according to the Pima County Assessor.

SALES/LISTING HISTORY

No known sales of the subject property have occurred within the last three years. No current listings, options, or agreements of sale of the subject property were discovered in the course of this analysis.

TAX PARCEL NUMBER

109-05-2050

FULL CASH VALUE

\$334,933 (2022)

\$376,861 (2023)

The development of full cash values is based on mass appraisal models as set by the State of Arizona. They are for tax assessment purposes only and cannot be equated with market value as utilized in this appraisal. Thus, they serve only as a point of comparison with other properties.

LIMITED CASH VALUE

\$319,764 (2022)

\$335,752 (2023)

Limited Cash Value is the basis for primary property taxes. It is a legislatively established value based on a mathematical formula that limits the amount of increase in any given year.

REAL ESTATE TAXES

\$3,174.64 (2022)

Real estate taxes are a combination of a primary tax, which is the primary tax rate applied to the limited cash value and divided by 100, plus the secondary tax, which is the secondary tax rate applied to the full cash value and divided by 100. The primary and secondary tax rates are an aggregate of various tax rates set by various jurisdictions.

DELINQUENT TAXES

None

LIMITING CONDITIONS

Subject to those assumptions and limiting conditions contained in the "*Assumptions and Limiting Conditions*" section of this report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide the appraiser's conclusion of the market value of the subject real property as of the effective date of the appraisal, September 28, 2022.

MARKET VALUE DEFINITION

Market value, as utilized in this appraisal, and as defined in The Appraisal of Real Estate, 15th Edition, published by the Appraisal Institute, 2020, page 48, is: "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."

The terms "market value" and "value", as used in this report, refer to market value as described herein.

INTENDED USE AND USER OF REPORT

This report is intended for use only by the intended user, Mr. Jeffrey Teplitsky, Pima County Public Works, Real Property Services, and its designees. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting the intended user in the determination of the market value of the subject property for a potential purchase of the subject property. It is not intended for any other use.

HYPOTHETICAL CONDITION

The subject property has experienced extensive water damage resulting from flooding within the last two years. This appraisal is based on the hypothetical condition that the property has not been flooded in the last two years, and there is no water damage to the single family home or yard improvements. Per USPAP, the use of this hypothetical condition might have affected the assignment results.

INTEREST APPRAISED

Fee simple interest in the total property. *Fee Simple Interest*, as defined in The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, 2022, page 73, is “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

REPORT SPECIFICATIONS

This report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Foundation, and the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute.

EFFECTIVE DATE OF APPRAISAL

September 28, 2022

DATE OF INSPECTION

September 28, 2022. The owner of the subject property and representatives of Pima County were present at the inspection.

PART II - SCOPE OF THE APPRAISAL

USPAP identifies scope of work as the “amount and type of information researched and the analysis applied in an assignment.” According to the scope of work rule as defined by USPAP, “For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- 1) identify the problem to be solved;
- 2) determine and perform the scope of work necessary to develop credible assignment results; and
- 3) disclose the scope of work in the report.”

This appraisal assignment has been completed in response to authorization by Mr. Jeffrey Teplitsky for Pima County Real Property Services, in a contract executed by Ms. Sara R. Baker, MAI, SRA for Baker, Peterson, Baker and Associates, Inc. The assignment includes appraisal of the property herein described, and the preparation of a report which describes the property being appraised, analyzes appropriate data, and offers an opinion of the market value of the property as of the effective date specified in the report. The appraisal is prepared and reported according to the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation, the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute, and to those specifications provided by Pima County.

This report is intended for use only by the intended user, Mr. Jeffrey Teplitsky, Pima County Public Works, Real Property Services, and its designees. Use of this report by others is not intended by the appraiser. This report is intended only for use in assisting the intended user in the determination of the market value of the subject property for a potential purchase of the subject property. It is not intended for any other use. The purpose of the appraisal is to provide an opinion of the market value in fee simple interest of a specific property which has been previously identified in this report, and is referred to as the subject property, the subject, or the property.

The exact nature of, and interest in, the subject property is defined elsewhere in this report. One basic approach to value provided the conclusion of the market value of the subject property; namely, the sales comparison approach, which is defined in the report. In completing this assignment, the appraisers inspected and photographed the subject property (inside and out), reviewed and confirmed data relative to metropolitan Tucson (from economic and demographic data, including COMPS® Commercial Property Information Services, Tucson Multiple Listing Service (MLS), and the Pima County Real Estate Research Council), the neighborhood and the site.

Identified factors which may have an impact upon the marketability of the property, such as land use, supply and demand, governmental requirements, environmental concerns, and economic elements, present and anticipated, helped form an opinion of the “highest and best use” of the property.

In the sales comparison approach, there was a thorough search for sale and listing data considered directly competitive to the subject property. This data was confirmed with one or more parties related to the transaction and (in the case of sales) by review of deeds and records of the Pima County Assessor. The analysis then compared each sale considered a reliable indicator of the value of the subject property in terms of those factors which were superior to the subject, inferior to the subject, and equal or offsetting.

The cost approach is not applicable in this analysis. There is depreciation due to the age and condition of the improvements that make this approach less reliable. Additionally, this type of property is typically not purchased based upon the cost new or the cost approach. Therefore, the cost approach is not applicable in this analysis. The income approach is not applicable in this analysis. Single-family residences such as the subject property are typically purchased for owner occupancy and not for lease and their income producing ability. Therefore, the income approach is not applicable in this analysis.

The sales comparison approach to value provided an opinion of market value of the subject property. To develop the opinion of value, the appraiser performed an appraisal process as defined by the Uniform Standards of Professional Appraisal Practice. This appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. The appraiser's file retains supporting documentation.

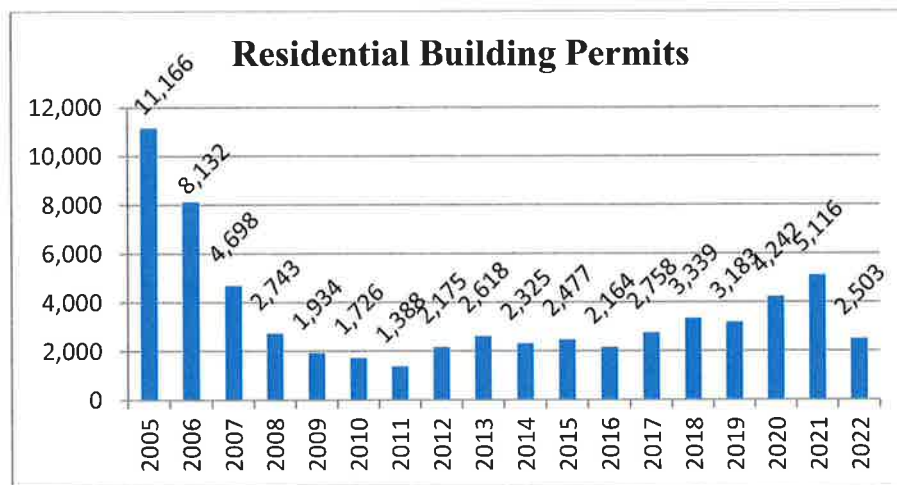
Hypothetical Condition - The subject property has experienced extensive water damage resulting from flooding within the last two years. This appraisal is based on the hypothetical condition that the property has not been flooded in the last two years, and there is no water damage to the single-family home or yard improvements. Per USPAP, the use of this hypothetical condition might have affected the assignment results.

PART III - DESCRIPTION OF REAL ESTATE APPRAISED

TUCSON OVERVIEW:

Tucson is Arizona's second largest city and the "hub" of commerce in southeastern Arizona. According to the MAP AZ dashboard, in 2020, the estimated population of the Tucson metropolitan area was 1,044,675 persons, while the 2020 US Census indicated the population of the City of Tucson was 542,629.

Starting in 2006, fewer single-family residential permits were issued due to the oversupply of lots and residential homes on the market at that time. According to the United States Census Bureau, Building Permits Survey, the number of single-family residential permits declined through 2011. There was limited new single-family construction since 2008, with the decline continuing through 2011, with a small increase in 2012. The number of permits remained mostly stable with some slight variations since 2013, and increased slightly in 2017 and again in 2018. The number of permits was mostly stable in 2019 but increased somewhat in 2020. The 2022 data is through June 2022. There is currently strong demand for residential properties due to low inventory. However, as interest rates have risen, demand for residential properties may decline.



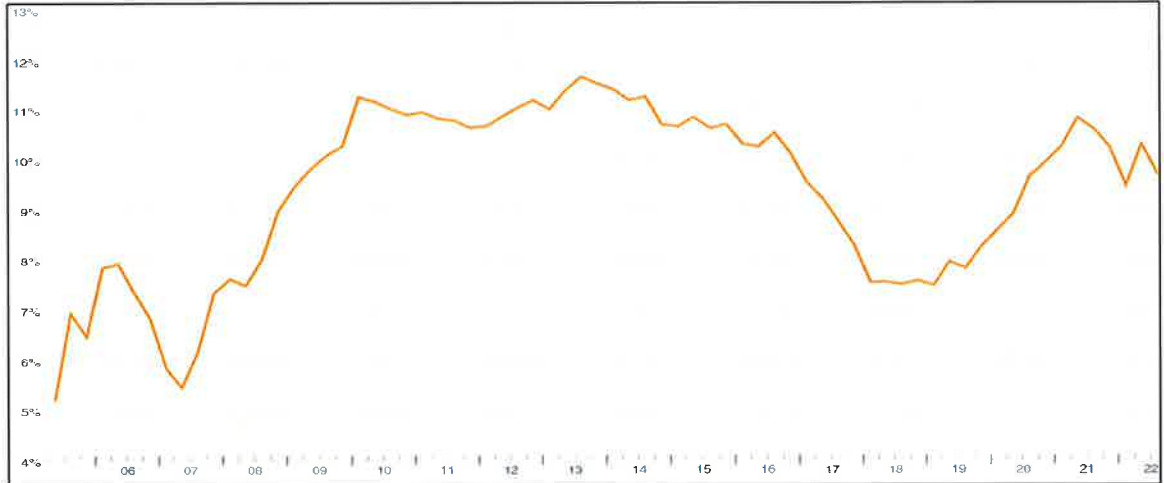
Overall, housing permits and sales had been increasing and a period of substantial growth occurred during 2004 and 2005 with unprecedented price increases experienced for most areas of Tucson. Building permit activity declined steadily in the Tucson Metropolitan area from a peak in 2005 of 11,166 to a low of 1,388 in 2011 for all new single-family residential construction residential building permits, according to the United States Census Bureau, Building Permits Survey. This was due in part to the difficulty in obtaining financing and, to a larger extent, a decrease in demand from primary home buyers and speculative home purchases by out of state buyers and an oversupply of available homes on the market, resulting in declining home prices. The number of housing permits increased slightly in 2012 and 2013 and then remained relatively stable. In recent years, the number of permits has remained mostly stable with a slight increase in 2017 and 2018 and was mostly stable in 2019. Most recently, there was an increase in 2020 and again in 2021. There is currently strong demand for residential houses with low inventory, although interest rates have recently risen, which may impact demand for residences.

Office Market

Overall, the Pima County *office market* experienced net positive absorption of 188,992 square feet in the Third Quarter of 2022, according to *CoStar*. This compares to net negative absorption of 192,258 square feet in the Second Quarter of 2022, net positive absorption of 324,597 square feet in the First Quarter of 2022, net positive absorption of 104,098 square feet in the Fourth Quarter of 2021, 47,098 square feet in the Third Quarter of 2021, net negative absorption of 102,778 square feet in the Second Quarter of 2021, net positive absorption of 15,711 square feet in the First Quarter 2021, net negative absorption of 86,496 square feet in the Fourth Quarter of 2020, net negative absorption of 165,817 square feet in the Third Quarter of 2020, net negative absorption of 53,698 square feet in the Second Quarter of 2020, net negative absorption of 62,983 square feet in the First Quarter of 2020, net negative absorption of 43,280 square feet in the Fourth Quarter of 2019, net positive absorption of 227,357 square feet in the Third Quarter of 2019, net positive absorption of 107,029 in the Second Quarter of 2019, and net positive absorption of 244,022 in the First Quarter of 2019.

The following figure shows trends in the vacancy rates for office properties in Pima County through the Third Quarter 2022. The vacancy rate increased until late 2013 and then declined through 2017. The vacancy rate remained mostly stable in 2018 and the first part of 2019 before increasing at the end of 2019 through mid-2021. The vacancy rate declined slightly from mid-2021 through the first quarter 2022 but increased slightly in the second quarter 2022 before increasing slightly in the third quarter 2022.

Office Vacancy Rate



One new building containing 18,500 square feet was completed in the Third Quarter of 2022. This compares to two new buildings containing 50,695 square feet in the Second Quarter 2022, one new building containing 120,000 in the First Quarter 2022, no new buildings in the Third and Fourth Quarters 2021, three new buildings containing 64,037 square feet in the Second Quarter 2021, three new buildings containing 120,000 square feet in the First Quarter 2021, no new buildings in the Fourth Quarter 2020, two new buildings containing 58,500 square feet in the Third Quarter 2020, two new buildings containing 42,000 square feet in the Second Quarter 2020, three new buildings containing 44,169 square feet in the First Quarter 2020, four new buildings containing 88,735 square feet in the Fourth Quarter 2019, two new

buildings containing 207,248 in the Third Quarter 2019, one new buildings containing 266,300 square feet in the Second Quarter 2019, and four new buildings totalling 235,300 square feet in the First Quarter 2019.

The stable but higher overall annual vacancy rate indicates an office market which is coupled to the overall stable but slow real estate market. There was a decline in demand for owner/user office buildings, which had made up a majority of office sales in 2006 and 2007. Market conditions stabilized in 2013 and remained slow but stable through 2019. Market conditions for office properties had started to slowly improve, primarily for office properties in high demand areas and newer office buildings in good condition. Demand remained lower for older office buildings. It is uncertain if there will be long-term effects from the Covid-19 pandemic on the office market. It is not yet known if work from home will remain in demand, permanently impacting office trends and demand.

Retail Market

Retail space had maintained more constant levels of growth and absorption, with decreasing vacancy rates observed prior to mid-2007. In general, the market turned down starting at the end of 2007. Some signs for a decline in market conditions includes contracts cancelled, development projects put on hold with reasons including reduced demand and increased competition of other developments coming out of the ground, offers and counter offers at considerably below the listing price, listings being repriced at lower levels, existing tenants looking for rental relief, businesses closing their stores and vacating the premises, and excess developed land without demand. In recent years, demand had increased for many types of retail properties and remained stable for less desirable retail uses. In March 2020, the Covid-19 pandemic impacted the world. After pausing in the immediate emergence of Covid-19, demand has again increased for many retail property types and remained more stable for other property types.

There was net positive absorption of 55,669 in the Third Quarter 2022, according to CoStar. This compares to net positive absorption of 167,357 in the Second Quarter 2022, net negative absorption of 2,464 in the First Quarter 2022, net positive absorption of 173,173 square feet in the Fourth Quarter 2021, net positive absorption of 170,117 square feet in the Third Quarter 2021, net negative absorption of 116,337 in the Second Quarter 2021, net positive absorption of 142,472 square feet in the First Quarter 2021, net positive absorption of 11,328 in the Fourth Quarter 2020, net negative absorption of 277,353 in the Third Quarter 2020, net positive absorption of 122,531 square feet in the Second Quarter 2020, net negative absorption of 16,894 square feet in the First Quarter 2020, net positive absorption of 100,100 square feet in the Fourth Quarter 2019, net negative absorption of 37,681 square feet in the Third Quarter 2019, net positive absorption of 86,518 square feet in the Second Quarter 2019, and net negative absorption of 230,274 square feet in the First Quarter 2019.

In the Third Quarter 2022, eleven new buildings containing 94,354 square feet were completed. This compares to four new buildings containing 8,125 square feet in Second Quarter 2022, 13 new buildings containing 46,734 square feet in the First Quarter 2022, five new buildings containing 198,831 square feet in the Fourth Quarter 2021, seven new buildings containing 181,410 square feet in the Third Quarter of 2021, six new buildings containing 21,331 square feet in the Second Quarter of 2021, 13 new buildings containing

82,006 square feet in the First Quarter 2021, three new buildings containing 30,591 square feet in the Fourth Quarter 2020, eight new buildings containing 33,731 square feet in the Third Quarter 2020, ten new buildings containing 68,870 square feet in the Second Quarter 2020, 13 new buildings containing 69,437 square feet in the First Quarter of 2020, nine new buildings containing 48,059 square feet in the Fourth Quarter of 2019, 14 new buildings containing 74,340 square feet in the Third Quarter of 2019, eight new buildings containing 27,078 square feet in the Second Quarter of 2019, and eight new buildings containing 35,358 square feet in the First Quarter of 2019.

The following shows trends in the vacancy rate for retail properties in the Tucson market through the Third Quarter 2022, according to *Costar*.



This chart shows that the vacancy rate for retail properties increased through mid-2012. The retail vacancy rate declined since that time. Most recently, there was a decline though 2018, with a slight increase in the vacancy rate from late 2018 through the first quarter of 2020. The retail vacancy rate has remained mostly stable with slight variations from mid-2020 through second quarter 2022. The retail market has stabilized from the uncertainty of the early Covid-19 pandemic. Prices and rents are stable or increasing in high demand areas or for high demand property types, although there remains limited demand for older retail properties in low demand areas.

Industrial Market

Tucson experienced rapid *industrial* growth from the late 70's to the mid-80s. There has been limited new industrial/flex space constructed recently in Tucson, with one new building containing 76,225 square feet completed in the Third Quarter 2022. This compares to no new buildings in Second Quarter 2022, two new buildings containing 450,000 square feet in the First Quarter 2022, one new building containing 240,000 square feet in the Fourth Quarter 2021, two new buildings containing 308,670 square feet in the Third Quarter 2021, no new buildings completed in Second Quarter 2021, one new building containing 12,237 square feet completed in the First Quarter 2021, one new building containing 5,473 square feet completed in the Fourth Quarter 2020, no new buildings completed in the Third Quarter 2020, one new building containing 32,000 square feet completed in the Second Quarter 2020,

one new building containing 13,000 square feet in the First Quarter 2020, one new building containing 157,000 square feet completed in the Fourth Quarter 2019, three new buildings containing 277,634 square feet in the Third Quarter 2019, two new buildings containing 906,900 square feet in the Second Quarter 2019, and no new buildings completed in the First Quarter 2019, the Fourth Quarter 2018, or the Third Quarter 2018, according to *CoStar*. Many of the recently constructed buildings are larger buildings.

There was net negative absorption of 67,798 square feet in the Third Quarter 2022. This compares to net positive absorption of 419,270 square feet in the Second Quarter 2022, net positive absorption of 133,047 square feet in the First Quarter 2022, net positive absorption of 503,165 square feet in the Fourth Quarter 2021, net positive absorption of 725,714 square feet in the Third Quarter 2021, net positive absorption of 177,891 square feet in the Second Quarter 2021, net positive absorption of 127,393 square feet in the First Quarter 2021, net positive absorption of 414,830 square feet in the Fourth Quarter 2020, net negative absorption of 90,638 square feet in the Third Quarter 2020, net negative absorption of 36,810 square feet in the Second Quarter 2020, net positive absorption of 8,138 square feet in the First Quarter 2020, net negative absorption of 57,413 square feet in the Fourth Quarter 2019, net negative absorption of 393,968 square feet in the Third Quarter 2019, net positive absorption of 978,854 square feet in the Second Quarter 2019, and net negative absorption of 26,030 square feet in the First Quarter 2019, according to *CoStar*.

The following chart shows trends in the industrial/flex vacancy rate in Tucson from 2006 through Third Quarter 2022, according to *CoStar*.

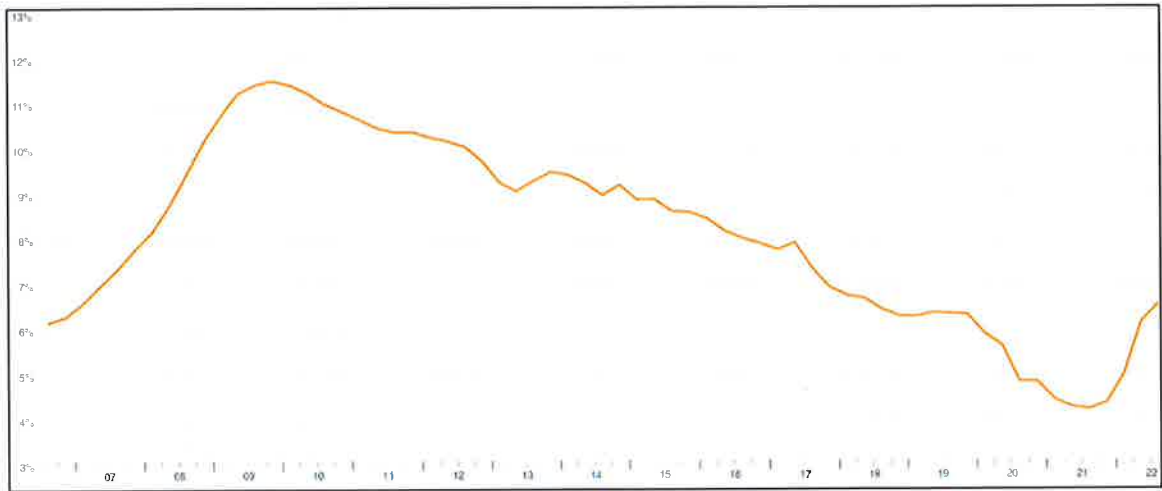


Overall, the industrial vacancy rate increased through mid-2012. The vacancy rate declined from late 2012 through the first part of 2019 before increasing somewhat through mid-2020 before declining again through late 2021 with a slight increase in the first quarter 2022 and decrease again in the second quarter of 2022, followed by a slight increase in third quarter 2022. There continues to be a large supply of fully zoned and improved industrial lots available in the Tucson market with limited demand in the current market. In March 2020, the Covid-19 pandemic led to a shutdown of many businesses; however, the industrial market

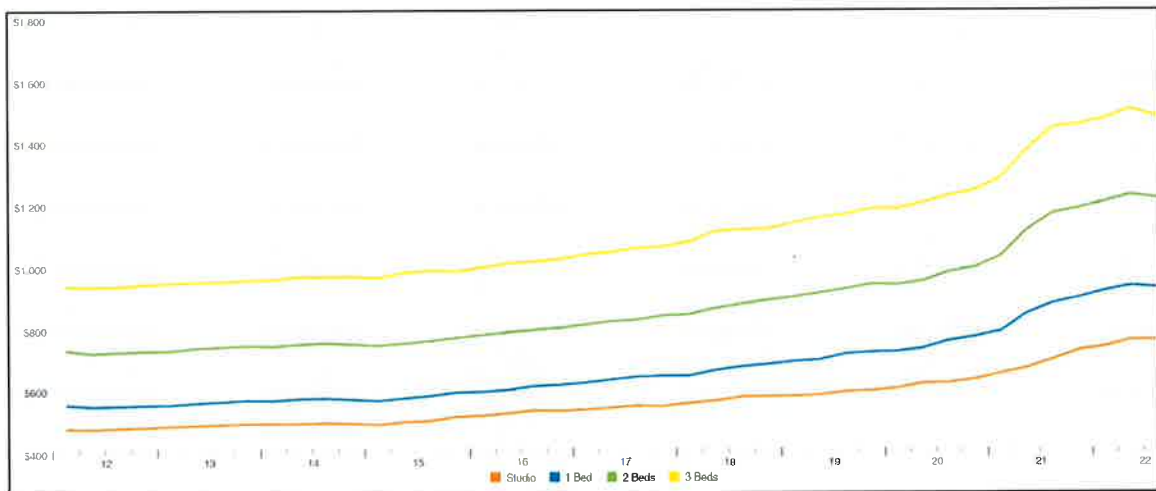
has not been significantly impacted and demand for many industrial uses has increased in the last year since that time. There may potentially be long-term impacts due to changing demand for warehouses and cold storage due to potential changes in supply chains and delivery and storage models.

Multi-Family Market

The following is the vacancy rate for apartments in Tucson from 2006 through the Third Quarter 2022. Vacancy rates for apartment properties in the Tucson Metropolitan area peaked in 2009 before slowly declining, with that decline continuing through 2021 and increasing in the first three quarters of 2022.

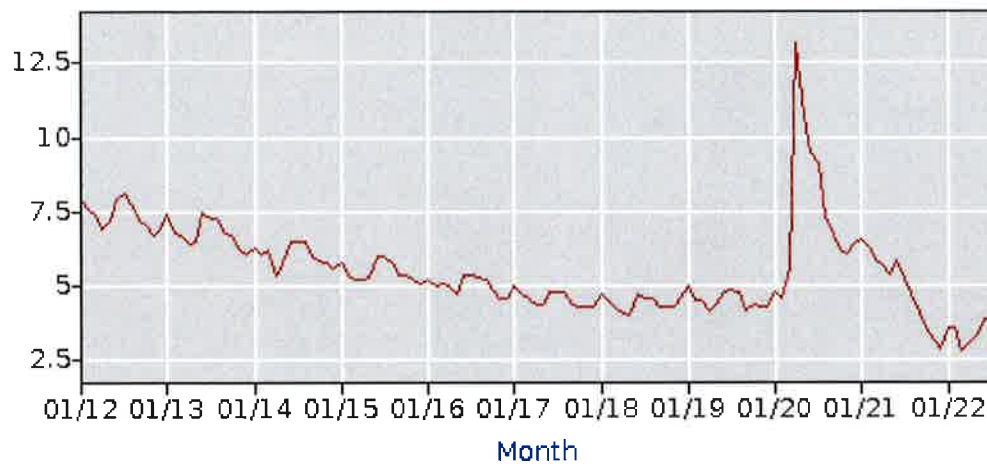


The following is the average effective rental rate per unit type for properties through Second Quarter 2022 in the Tucson market, according to CoStar. There has been a significant increase in rents for all unit types in the first three quarters of 2021 followed by a stabilization in the fourth quarter of 2021, a slight increase in the first half of 2022, and a slight decrease in third quarter 2022.



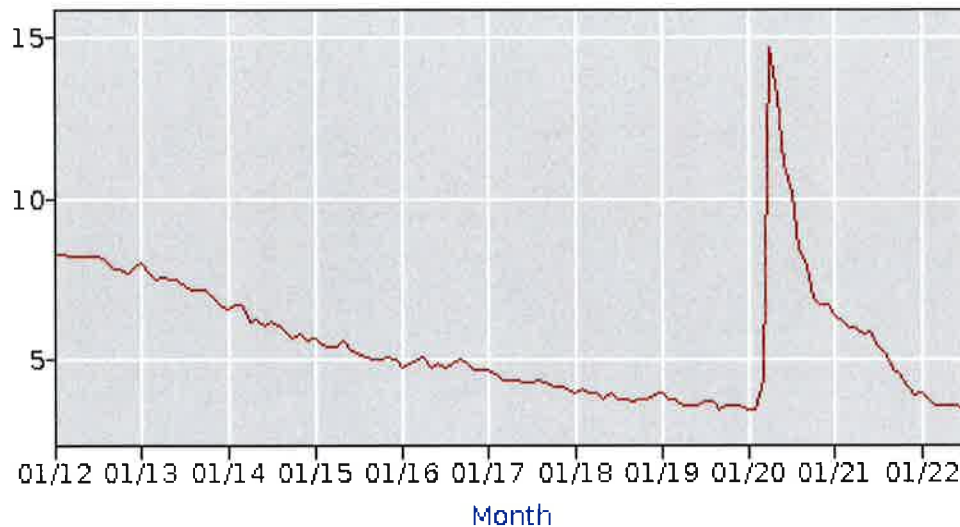
There has been limited demand for new construction, with the exception of student housing projects and some larger high-end Class A apartment complexes with many amenities. Market conditions for multi-family properties has increased significantly since mid-2020, with increasing rents, decreasing vacancy rates, and increased sales prices.

According to the Bureau of Labor Statistics, the (not seasonally adjusted) unemployment rate for metropolitan Tucson was as follows:



This data shows that the unemployment rate in the Tucson metropolitan area had slowly been declining since early 2011. There was a slow steady decline in the unemployment rate over several years. However, the unemployment rate (not seasonally adjusted) was stable in 2019 with an increase early in the year. Due to the shutdown of many businesses due to Covid-19, unemployment began to increase significantly in mid-March 2020. The unadjusted unemployment rate peaked at 13.2% in April 2020 and declined to 10.7% in May 2020. There was a decline to 7.3% in August 2020. In October 2020 the unemployment rate was 6.2%. The unemployment rate was 6.6% in January 2021 and then declined to 5.7% in April 2021. The unemployment rate was 4.7% in August 2021, 3.6% in October 2021, 2.9% in December 2021, and increased to 3.6% in January 2022. The unemployment rate declined to 2.8% in March 2022, increased to 3.3% in May 2022, and increased to 3.9% in June 2022.

According to the United States Department of Labor, Bureau of Labor Statistics, the national seasonally adjusted unemployment rate also increased through late 2009. The unemployment rate remained high and started to decline slowly in late 2010. The unemployment rate has declined and is below 2007 levels. The seasonally adjusted unemployment rate was 3.5% in February 2020 and 4.4% in March 2020. This increased to a peak of 14.7% in April 2020, then declined slightly to 13.2% in May 2020 and 10.2% in July 2020. The unemployment rate declined to 8.4% in August 2020 and 6.9% in October 2020. The unemployment rate declined to 6.4% in January 2021, declined to 6.0% in April 2021, 5.4% in July 2021, 4.7% in September 2021, 3.9% in December 2021, and 3.6% in March 2022. The unemployment rate was 3.7% in August 2022.



Overall, the commercial real estate markets reveal that in early to mid-2020, most investors held a cautionary outlook due to the uncertainty of the government conditions and Covid-19. Market conditions have improved for many property types since that time, starting as early as mid-2020. Market conditions were uncertain for some commercial property types, while demand remained for many other property types that are less impacted by Covid-19. Market conditions for single-family and multi-family properties has increased significantly in that time frame, while demand for many commercial uses, particularly those most impacted by Covid-19, were uncertain and stable for longer but increased for many other commercial uses. As interest rates increased starting in mid-2022, market conditions became more uncertain for some property types. The long-term result should be a more balanced level of supply and demand - more conducive to steady long-term development. Factors such as climate, health and educational facilities, and the availability of housing are positive influences which will result in long-term economic growth for metropolitan Tucson.

MARKET AREA

The subject market area is that area located at the base of the Catalina Foothills, on Tucson's north side, between Campbell Avenue on the west, Craycroft Road to the east, the Catalina Mountains to the north, and the Rillito River on the south. The neighborhood is comprised mainly of single-family residential holdings, with gentleman ranches with horse facilities, as well as some small agricultural and commercial uses. Residential development includes homes on lots of one acre or more with some smaller lots. Many homes have good views. Commercial activity is located near Campbell and River, Sunrise/Skyline and Campbell, and Sunrise and Swan. The area east of Hacienda del Sol, along River Road, has remained mostly "rural" in character. The main east-west traffic arteries in the market area are River Road and Sunrise/Skyline. North-south arterials include Campbell Avenue, Swan Road, and Craycroft Road. Dodge Boulevard dead-ends into River Road in the neighborhood. Access to schools, shopping, professional services, and employment areas is considered typical and adequate. There are no adverse influences or evident deterioration noted.

SITE DESCRIPTION

The site is a mostly rectangular shaped property with 136.37 feet of frontage on Havasu Road along the eastern property line, a depth of 241.74 feet on the northern property line, a depth of 239.01 feet along the southern property line, and a length of 169 feet along the western property line. The site contains a total area of 37,021 square feet, or 0.85 acres, per the Pima County GIS. Havasu Road is a two-lane, asphalt-paved residential street with no concrete curbs or sidewalks. No traffic count is available for Havasu Road in the area of the subject property. The topography of this site is overall sloping in a south and southeasterly direction. There are some mountain views from this site facing north at the north end of the lot. Properties bordering the subject property include single family residential uses to the north, south, east, and to the west.

Utilities available to the subject property include electric (Tucson Electric Power Company), telephone (CenturyLink), water (Tucson Water), and public sewer, (Pima County Waste Water Management), and are available to the site in sufficient quantity and quality.

According to FEMA Flood Insurance Rate Map 04019C1685L, with LOMR revision 11-09-0275P, dated January 25, 2012, the subject property is located within FEMA Special Flood Hazard Zone AE, which are areas subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. The Finger Rock wash traverses adjacent to the western property line and has an erosion hazard setback area of 100 feet. Approximately 40 percent of the site is within the erosion hazard setback area, according to the Pima County GIS. Additionally, the subject property is located within a Regional Floodplain as outlined in the "TSDN Finger Rock Wash Floodplain Analysis and Mapping Assessment", identified as Study I.D. FP120-2022, completed by Michael Baker International on September 23, 2022. There are no known easements or encumbrances that adversely affect the subject property.

ZONING

The subject site is zoned CR-1 (Single Residence), according to the Pima County zoning code. This classification permits single family residences at the density (minimum lot area) of one unit per 36,000 square feet or as low as 24,000 square feet under the cluster development option if sewer is available and 43,560 square feet if sewer is not available. Mobile homes are not permitted under this zoning. The minimum lot width is 100 feet. Additional development standards under this classification include the following:

CR-1 ZONING REQUIREMENTS

Min. Lot Width	Minimum Yards (feet)			Bldg. Height
	Front	Side	Rear	
100 feet	30	10	40	34 feet

The subject property is currently improved with a single-family residence which appears to meet the zoning requirements.

IMPROVEMENTS DESCRIPTION

Improvement Overview. The subject property contains an existing single-story single-family residence. The Pima County records indicate the house has an effective construction year of 1973, with a building age of 49 years as of the date of value. It is of average design and contains 1,840 square feet of living area, per physical measurement, including three bedrooms, two bathrooms, living room, kitchen, dining area, open seating area, and a laundry room. Basic construction is adobe with glass in aluminum frame windows and a flat roof with a rolled composition roof cover. Heating and cooling is provided by an air-conditioning unit with forced warm air heat and hot water is provided by a 40 gallon hot water heater. There is an attached two-car garage. The interior of the home has been remodeled.

Interior Features. Interior finish includes drywall ceilings with recessed canned lighting throughout the home, both drywall and painted masonry walls, and both tile and carpet flooring. Overall the western half of the home contains the dining area, kitchen, living room, open seating area, laundry room and the two-car garage. The eastern half of the home contains three bedrooms and two bathrooms. Finishes for the living room and open seating area include drywall walls with larger glass in aluminum framed picture windows, and tile flooring. Finishes for the laundry room include tile flooring, wood cabinets with granite countertops, and washer and dryer hookups. Finishes for the kitchen and dining room area include tile flooring, wood cabinets with granite counter tops, a built-in microwave with an oven/range below, an additional oven, and a kitchen island consisting of wood cabinets with granite countertops, a sink, and a dishwasher. Finishes for the bedrooms include both drywall and painted masonry walls, carpet flooring, and a closet with a sliding glass door. The primary bathroom includes tile flooring, a wood vanity with a sink and corian countertop, toilet, and a shower stall with tile flooring and tile wainscoting. Finishes for the hallway bathroom include tile flooring, a wood vanity with a sink and corian countertop, a toilet, and a bath tub with tile wainscoting and an overhead shower.

Patio/Site Features. Patio features include a rear covered porch, a second patio with concrete pavers, a masonry wall, wrought iron fencing, and some landscaping. There is some landscaping on the north side of the home. There is a two-car garage with concrete flooring

Summary. The subject property is an existing single-family residence in an area of average to good demand. It is in above average condition and is considered to have average appeal. The interior has been updated, including flooring, kitchen, and baths. The home is within the FEMA flood zone area per Pima County GIS as well as a regional flood plain. Positive factors influencing the subject property's marketability include the location and the above average condition. Negative factors influencing the property include the location within a flood zone area. The estimated marketing time for the subject property is one to four months.

ANALYSIS ON IMPACT OF SINGLE-FAMILY HOMES IN A FLOODPLAIN

The home improvements of the subject property are located within a FEMA floodplain with a designation of Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. In determining the impact on the value of the subject property being located within a floodplain, the appraiser collected data on sales of single-family homes and vacant lot sales that are located within a FEMA floodplain. The appraisers then reached out to agents involved in the sale to discuss any impact on the sale price resulting from the property being within a floodplain. This information was used to determine any diminution in value to the subject property due to the home being located in a floodplain. The following is a summary of some of the sales and the discussions with the market participants.

Sale One: A home located at 4162 East Coronado Drive sold for \$665,000 on June 28, 2021. This sale is located in a floodplain in Zone AE with the Finger Rock Wash behind the lot. The listing agent indicated that this has little impact on the sale price and equated the impact to \$5,000, or less than one percent of the sale price.

Sale Two: A home located at 4850 North Valley View Road sold for \$672,577 on June 16, 2021. This sale is located in a flood zone with a designation of Zone A. The buyer's representative indicated that the home would have sold for \$50,000 to \$70,000 more (equivalent to 7-11%) if not in a floodplain. The buyer's agent also indicated there would be a greater pressure on the discount if there was a greater inventory of homes.

Sale Three: A home located at 3257 North Treat Circle sold for \$394,500 on September 8, 2021. This sale is located in a flood zone with a designation of Zone AE. The listing agent indicated there was no impact from the home being in a flood zone as this home was in the established neighborhood of Winterhaven. The home was also raised and had an elevation certificate.

Sale Four: A home located at 620 North Santa Rosa Avenue sold for \$208,000 on October 26, 2021. This sale is located in a flood zone with a designation of Zone AE. The listing agent indicated this property sold \$10,000 lower (equivalent to 5%) due to be located in a flood zone.

Sale Five: A home located at 1634 North Sonoita Avenue sold for \$269,000 on December 17, 2021. This sale is located in flood zone AE. The buyer's agent indicated there was no impact on the sale price with this home being in a flood zone as the buyer had no concern of the home being flooded.

Sale Six: A home located at 731 North Desert Avenue sold for \$250,000 on January 5, 2022. This sale is located in a flood zone with a designation of Zone AE. The buyer's agent believes that this property being located within a flood zone impacted the sale price and the property would have sold closer to \$275,000 if not in a floodplain, which is equivalent to 10%.

Sale Seven: A vacant lot at 5157 W Desert Falcon Lane sold for 90,000 on March 8, 2022. This sale is located in a flood zone with a designation of Zone AO-1. The buyer's agent indicated that this sale was not impacted by being located in a flood zone.

Sale Eight: A home located at 5025 West Lambert Lane sold for 660,000 on March 11, 2022. This sale is located in a flood zone with a designation of Zone AO. The buyer's agent indicated that this sale was not impacted by being located in a flood zone and buyers did not seem to be concerned about the floodplain or the cost of flood insurance.

Sale Nine: A vacant lot located at 5310 East Placita Del Mesquite sold for 242,000 on August 24, 2022. This sale is located in a flood zone with a designation of Zone AE. The listing agent indicated that this sale was not impacted by being located in a flood zone. The buyer's agent indicated the property would not have sold for more if located outside of the floodplain.

Sale Ten: A house at 5752 West Cactus Garden Drive sold for \$350,000 on August 25, 2022. This sale is located in a flood zone with a designation of Zone AO-1. The buyer's agent indicated that this sale price was not impacted by being located in a flood zone.

Sale Eleven: A home at 6401 East Scarlett Street sold for \$270,000 on August 26, 2022. This sale is located in a flood zone with a designation of Zone AE. The listed agent indicated that this sale was slightly impacted by the property being in a flood zone and equated the impact to about \$10,000, equivalent to about a 4% discount. The agent also indicated that at the time of this sale the market had slowed down slightly compared to previous months as interest rates have increased and the time on the market has increased, which are both contributing factors to the price impact on a home within a flood zone. With limited inventory, the floodplain may have less impact on price.

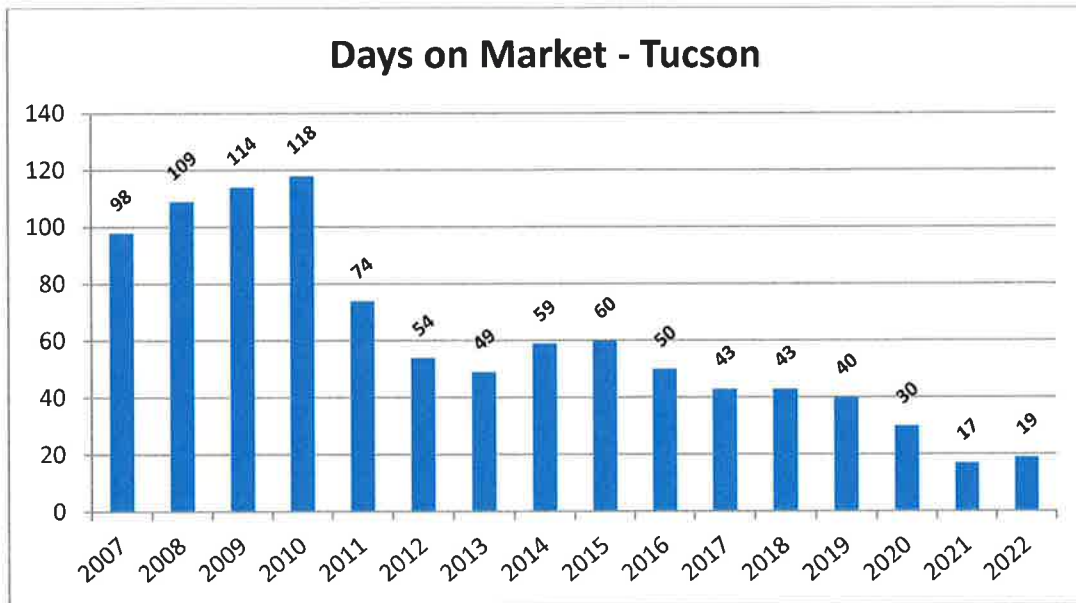
Sale Twelve: A vacant lot on Desert Falcon Lane in Marana sold for \$100,000 on September 13, 2022. This lot is located in a flood zone with a designation of Zone AO-1. The buyer's agent indicated that this sale was impacted by about \$20,000 (equivalent to about 20%) as a result of this buyer knowing that any development of the site would require more development costs to raise the building pad above the floodplain.

Out of these twelve sales of properties located in a flood zone, six agents indicated there was no impact on the sales price and six agents indicated an impact due to floodplain ranged from minimal to up to 20%. Some of the market participants indicated that there is less of a discount when homes are in established neighborhoods. Additionally, some agents indicated there may have been less of an impact in the last couple of years due to the limited inventory and fewer alternative competitive properties. When market conditions begin to slow, buyers may give more weight to factors such as flood zones, which may contribute to pressure on discounts to prices for homes located in a flood zone. Based on these sales, this analysis uses an adjustment of 5% for diminution in value for the subject property being located within a flood zone.

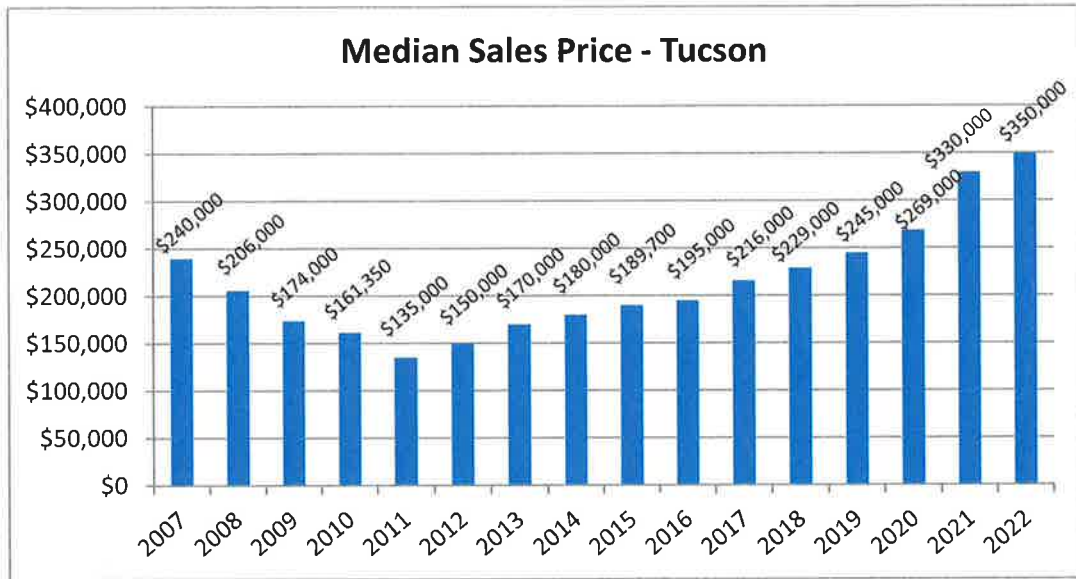
MARKET PROFILE – RESIDENTIAL

Starting in mid-2006, the market began to slow, and this trend continued into 2007, with a further slowdown in 2008 through 2010. Prices for residential properties leveled off and then decreased in all market areas. The demand for homes began to decline and fewer homes were purchased. The median price for homes also declined during this time. From 2011, there has been a steady recovery in the residential housing market, in all market areas. Market conditions for single-family residences increased significantly starting in mid-2020 due to largely in part to low interest rates and extremely limited inventory.

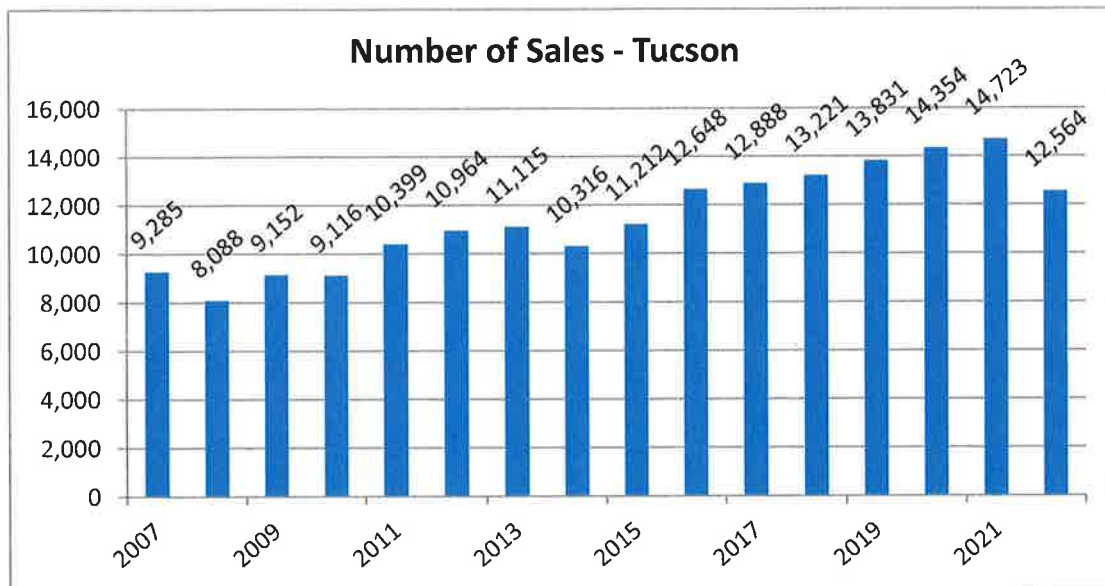
The following are the average number of days on market for sold single-family residences in the Tucson Market from 2007 through the third quarter of 2022, according to Multiple Listing Service (MLS). This data indicates that the average days on market for single-family residences increased from 2007 and peaked in 2010. Beginning in 2011, the number of days on market dropped significantly and was mostly stable from 2017 through 2019. The number of days on market decreased in 2020, with a substantial reduction in 2021. Through the first three quarters in 2022, the days on market for sold single-family residences was mostly stable with a slight increase.



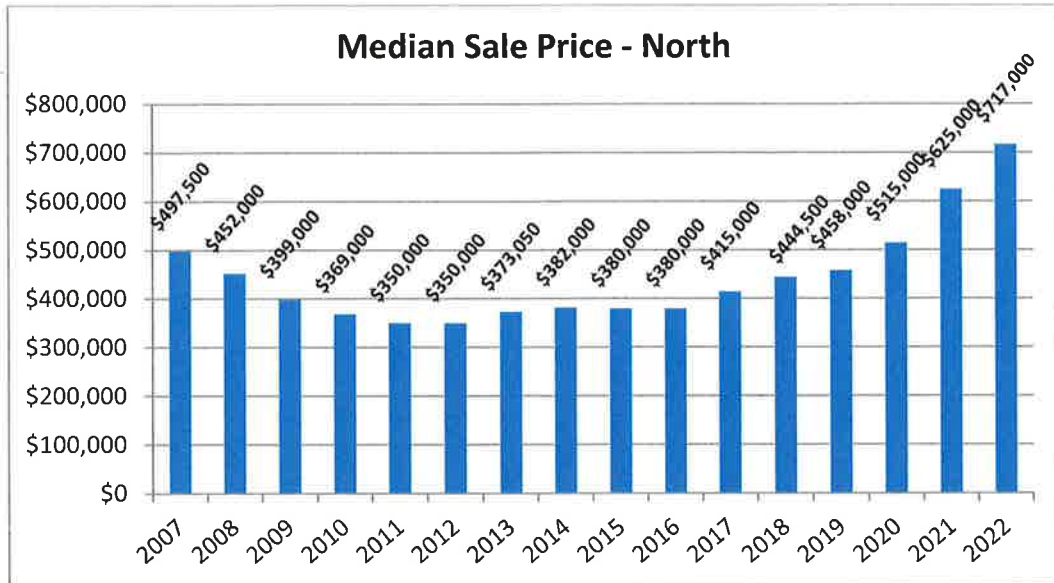
The following is the median sale price for single-family residences for the Tucson market from 2007 through the third quarter of 2022, according to MLS. The median sale price for single family residences declined yearly from 2007 through 2011. Beginning in 2011 the median sales price for single family residences in the Tucson market gradually increased on a year over year basis, continuing through the third quarter of 2022.



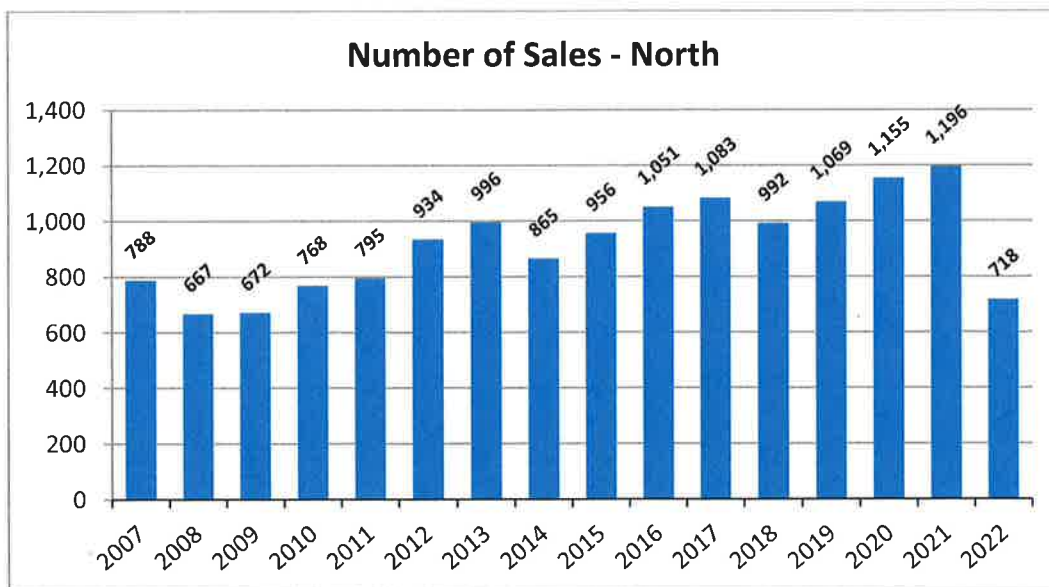
The following is the number of sales of single-family residences in the Tucson Market from 2007 through the third quarter of 2022, according to MLS. The number of sales declined from 2006 through 2008. Beginning in 2009, the number of sales began a gradual upward trend, which continued through 2021. The results through the third quarter of 2022 appear to be similar the pace of prior years. The low inventory levels have limited sales in recent years.



The following is the median sale price for single-family residences from 2007 through the third quarter of 2022 in the subject sector, North, according to MLS. This data indicates that the median sale price in the sector declined from 2007 through 2011. Beginning in 2013, the median sales price remained mostly level through 2016. Beginning in 2017, the median sales price has gradually and steadily increased through the third quarter of 2022, with increased demand in 2020, 2021, and the third quarter of 2022.



The following is the number of sales of single-family residences from 2007 through the third quarter of 2022 in the subject sector, North, according to MLS. This data indicates that the number of sales declined from 2007 through 2008, and then increased through 2013. After a slight decline in 2014, the number of single-family residential sales increased through 2017, and then again decreased in 2018. The number of sales has steadily increased through 2021. The 2022 data is for the first three quarter.



Overall, housing permits and sales had been increasing and a period of substantial growth occurred during 2004 and 2005 with unprecedented price increases experienced for most areas of Tucson. Building permit activity declined steadily in the Tucson Metropolitan area from a peak in 2005 of 11,166 to a low of 1,388 in 2011 for all new single-family residential construction residential building permits, according to the United States Census Bureau, Building Permits Survey. This was due in part to the difficulty in obtaining financing and, to a larger extent, a decrease in demand from primary home buyers and speculative home purchases by out of state buyers and an oversupply of available homes on the market, resulting in declining home prices. The number of housing permits increased slightly in 2012 and 2013 and then remained relatively stable. In recent years, the number of permits has increased, with a slight increase occurring between 2017 and 2018, and then a larger increase in 2020 and 2021 when there was a greater increase in demand for new homes.

Residential market conditions have increasing for most home types. Prices for some types of homes, specifically in homes priced below \$300,000 had increased slowly starting in 2013, and prices have continued to increase. Increased demand due to low interest rates, the increase in available “remote” occupations, and a generally low amount of inventory placed upward pressure on home prices. Since mid-2020 due to low interest rates and limited inventory. Prices have increased significantly, and at a rapid pace, since mid-2020 through the second quarter of 2022. However, interest rates recently increased which is likely to cool off some of the housing activity as potential market participants wait to see how the market reacts before listing or purchasing a home. There are some indications of slightly longer marketing period. The long-term result should be a more balanced level of supply and demand - more conducive to steady long-term development.

EXPOSURE/MARKETING TIME

Marketing time in this appraisal, is defined as: “An opinion of the amount of time it might take to sell a property interest at the concluded market value level or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.”¹

The reasonable *exposure time* is the period a property is on the market until a sale is consummated and as utilized in this appraisal, is defined as: “The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.”² The reasonable exposure and marketing time is estimated to be one to four months based on the sales used in this report and based on conversations with brokers familiar with properties similar to the subject property.

1. The Dictionary of Real Estate Appraisal (Appraisal Institute, Seventh Edition, 2022), p. 116

2. Ibid, p. 67

HIGHEST AND BEST USE

The Seventh edition of The Dictionary of Real Estate Appraisal (Appraisal Institute; 2022, p. 88), defines highest and best use as: “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” An analysis of market data supports the conclusion of highest and best use.

The first step is to determine the highest and best use of the land as though vacant. This includes a determination as to whether the site should be left as vacant or should be developed. If the site should be developed, an analysis determines the ideal improvements that should be developed on the property. The second step is to determine the highest and best use of the property as improved. This involves a comparison of the existing improvements to the ideal improvements in order to determine if the existing improvements should be modified or left in the current condition.

Highest and Best Use as Vacant

Legal Considerations

The subject site is zoned CR-1 (Single Residence), according to the Pima County zoning code. This classification permits single family residences at the density (minimum lot area) of one unit per 36,000 square feet or as low as 24,000 square feet under the cluster development option if sewer is available and 43,560 square feet if sewer is not available. Mobile homes are not permitted under this zoning. The minimum lot width is 100 feet.

The site is located within the Coronado Foothills Estates subdivision and could legally only be developed with a single-family residence.

Physical Considerations

The site is a mostly rectangular shaped property with 136.37 feet of frontage on Havasu Road along the eastern property line, a depth of 241.74 feet on the northern property line, a depth of 239.01 feet along the southern property line, and a length of 169 feet along the western property line. The site contains a total area of 37,021 square feet, or 0.85 acres, per the Pima County GIS. Havasu Road is a two-lane, asphalt-paved residential street with no concrete curbs or sidewalks. No traffic count is available for Havasu Road in the area of the subject property. The topography of this site is overall sloping in a south and southeasterly direction. There are some mountain views from this site facing north at the north end of the lot. Properties bordering the subject property include single family residential uses to the north, south, east, and to the west.

Utilities available to the subject property include electric (Tucson Electric Power Company), telephone (CenturyLink), water (Tucson Water), and public sewer, (Pima County Waste Water Management), and are available to the site in sufficient quantity and quality.

According to FEMA Flood Insurance Rate Map 04019C1685L, with LOMR revision 11-09-0275P, dated January 25, 2012, the subject property is located within FEMA Special Flood Hazard Zone AE, which are areas subject to inundation by the 1% annual chance flood with Base Flood Elevations determined. The Finger Rock wash traverses adjacent to the western

property line and has an erosion hazard setback area of 100 feet. Approximately 40 percent of the site is within the erosion hazard setback area, according to the Pima County GIS. Additionally, the subject property is located within a Regional Floodplain as outlined in the “TSDN Finger Rock Wash Floodplain Analysis and Mapping Assessment”, identified as Study I.D. FP120-2022, completed by Michael Baker International on September 23, 2022. There are no known easements or encumbrances that adversely affect the subject property.

The physical characteristics of the property would allow for development of a single-family residence. The majority of the subject property is located within a FEMA flood plain and a local floodplain. About 40% of the site is located within an erosion hazard setback area from Finger Rock Wash, according to the Pima County GIS. Therefore, this site would have more development costs to develop a building pad above the floodplain. Therefore, the site could physically be developed with a single-family residence as allowed under the regional flood regulated areas.

Financial Feasibility

The subject property is located within a residential subdivision known as Coronado Foothills Estates and could only be developed with a single-family residence. This property is located in a subdivision with average to good demand for single family residences and limited vacant lots available; therefore, it is unlikely the site would be held for investment. Therefore, there would be demand for development of a residential use on the subject property.

Maximally Productive

Therefore, the maximally productive highest and best use of the subject site is for development of a single-family residence.

Ideal Improvement

The subject site would likely be developed with a residence. The subject property is located in an area with average to good demand for residential uses and is surrounded by single family homes. The residence developed on the site would likely contain at least between 1,800 and 2,500 square feet of building area and at least three bedrooms and two baths.

Highest and Best Use as Improved

The highest and best use as improved compares the ideal improvements for the property to the existing improvements. This is used to determine if the existing improvements should be retained or modified. A modified property can be converted, removed, or renovated. The subject property would be developed with a residence. The property currently contains a single-family residence constructed in 1973 and contains 1,840 square feet of building area per physical measurement. The single-family home contains three bedrooms and two bathrooms. The home is in average to above average condition compared to similar homes in the area and the quality of construction is considered to be average.

Legal Considerations

The improved lot meets all requirements under the existing zoning. The property is a lot within an established subdivision. Therefore, the existing single-family home could be retained under the existing zoning. Based on the location in a residential subdivision, zoning, the neighborhood plan, and surrounding uses, the property would not be converted to another non-residential use. The property could legally also be renovated or demolished.

Physical Considerations

The property is in average to above average condition and there have been recent renovations to the home improvements which makes the home competitive with similar homes in the market area. There are no physical restrictions to continuing the existing use or demolishing the improvements.

Financial Feasibility

The subject property is located in an area with average to good demand for residential uses. The value of the property as improved outweighs the value of the property as vacant land, indicating it is not financially feasible to demolish the existing improvements to develop another use. Therefore, the property would retain the existing single-family residence.

Maximally Productive

The maximally productive highest and best use of the property as improved is to retain the existing single-family residence.

PART IV - SUMMARY OF ANALYSIS AND VALUATION

SALES COMPARISON APPROACH

The sales comparison approach to value considers what a typical well-informed purchaser would pay for a property, based on an analysis of similar properties. This approach reflects the application of the principle of substitution, which affirms that when a property can be replaced, its value tends to be set by the cost of acquiring an equally desirable substitute property.

This approach analyzes sales and listings of properties similar to the subject. This analysis uses those sales most relevant as indicators of value of the subject property, adjusting for dissimilarities such as site size, location, quality, age, building size, condition, appeal, amenities, and terms of sale. Sales used in this approach must contain these elements; 1) both parties are typically motivated; 2) both parties are well-informed; 3) a reasonable market exposure time is allowed; 4) payment is made in cash or its equivalent; and 5) financing reflects terms typically available, and not affected by special or unusual terms.

This analysis uses the following five sales and adjustments. The adjustment grid on the following page indicates the adjustments. An upward adjustment (+) indicates that the comparable is inferior to the subject; a downward adjustment (-) indicates that the comparable is superior to the subject; and no adjustment (0) indicates the comparable is similar or equal to the subject.

Comparable Sales Summary and Adjustment Grid

	Subject	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
Property Address	4300 East Havasu Road	6700 North Columbus Boulevard		1730 East Chula Vista Road		5025 North Entrada Cuarta		4304 North Camino Vinorama		4583 North Placita de las Chacras	
Confirmation	Inspection	MLS/Agent		MLS/Agent		MLS/Agent		MLS/Agent		MLS/Agent	
Sale Price		\$680,000		\$720,000		\$750,000		\$775,000		\$720,000	
		<i>Adjustment</i>		<i>Adjustment</i>		<i>Adjustment</i>		<i>Adjustment</i>		<i>Adjustment</i>	
Sale Date		01/2022	\$68,000	05/2022	\$10,800	06/022	\$7,500	09/2022	\$0	09/2022	\$0
Financing		Cash	0	VA	0	Cash	0	Conv.	0	Cash	0
Market Time		3 days	0	5 days	0	15 days	0	62 days	0	13 days	0
Property Interest	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0	Fee Simple	0	Fee Simple	0
Location	North/Average	Similar	0	Inferior	20,000	Inferior	10,000	Inferior	10,000	Inferior	20,000
Site Size	0.85 acres	0.85 acres	0	0.88 acres	0	0.91 acres	0	0.92 acres	0	0.86 acres	0
Views	Average-Below Avg	Superior	(20,000)	Similar	0	Similar	0	Similar	0	Superior	(10,000)
Design and Appeal	Average	Similar	0	Similar	0	Similar	0	Similar	0	Similar	0
Quality of Construction	Average	Inferior	15,000	Inferior	15,000	Inferior	15,000	Inferior	10,000	Inferior	10,000
Year Built		1973	0	1971	0	1971	0	1969	0	1980	0
Condition	Above Average	Inferior	60,000	Inferior	5,000	Inferior	15,000	Superior	(10,000)	Inferior	60,000
Bedrooms/Baths	3Bed/2Bath	3Bed/3Bath	(10,000)	3Bed/2Bath	0	3Bed/2.5Bath	(5,000)	3Bed/2Bath	0	4Bed/2.5Bath	(5,000)
Living Area	1,840	2,050	(12,600)	1,926	(5,200)	2,157	(19,000)	2,141	(18,100)	2,162	(19,300)
Basement	None	None	0	None	0	None	0	None	0	None	0
Functional Utility	Average	Similar	0	Similar	0	Similar	0	Similar	0	Similar	0
Heating/Cooling	AC/FWA	AC/FWA	0	AC/FWA	0	AC/FWA	0	AC/FWA	0	AC/FWA	0
Garage/Carport	2 car garage	2 car garage	0	2 car garage	0	2 car garage	0	2 car garage	0	3 car garage	(6,000)
Porch, Patio, Fencing, etc.	Porch, patio, wall/wrought iron	Porch, pool, wall	(10,000)	Porch, pool, wall	(10,000)	Pool, porch, wall	(12,500)	Pool, porch, wall	(12,500)	Porch, pool, spa, wall, FP	(27,500)
Fireplace	None	One	(1,500)	One	(1,500)	One	(1,500)	One	(1,500)	Two	(3,000)
Floodplain	Floodplain	House Zone X	(34,000)	Zone X	(36,000)	Zone X	(37,500)	Zone X	(38,000)	Zone X	(36,000)
Other Improvements	None	Garage/Workshop	(15,000)	None	0	None	0	None	0	None	0
Net Adjustment (total)		\$39,900		(\$1,900)		(\$28,000)		(\$60,100)			(\$16,800)
Adjusted Sales Price		\$719,900		\$718,100		\$722,000		\$714,900			\$703,200

- Sale 1.* 6700 North Columbus Boulevard. Sold in January 2022, for \$680,000 - financing was all cash to the seller. The house contains three bedrooms and three baths, with 2,050 square feet of living area, built in 1971, and located within Coronado Foothills Estates subdivision. This sale is inferior to the subject in sale date/market conditions, quality of construction, and condition. This sale is superior in views, baths, living area, porch and patio amenities, fireplace, floodplain, and other improvements. Overall, this comparable's sale price indicates an upward adjustment in comparison to the subject.
- Sale 2.* 1730 East Chula Vista Road. Sold in May 2022, for \$720,000 - financing was VA. The house contains three bedrooms and two baths, with 1,926 square feet of living area, built in 1971, and located within the Santa Catalina Estates No. 4 subdivision. This sale is inferior to the subject in sale date/market conditions, location, quality of construction, and condition. This sale is superior in living area, patio amenities, fireplace, and floodplain. Overall, this comparable's sale price indicates a downward adjustment in comparison to the subject.
- Sale 3.* 5025 East Entrada Cuarta. Sold in June 2022, for \$750,000 - financing was all cash to the seller. The house contains three bedrooms and two and a half baths, with 2,157 square feet of living area, built in 1971, and located within the Catalina Foothills Estates No. 7 subdivision. This sale is inferior to the subject in sale date/market conditions, location, quality of construction, and condition. This sale is superior in baths, living area, patio amenities, fireplace, and floodplain. Overall, this comparable's sale price indicates a downward adjustment in comparison to the subject.
- Sale 4.* 4304 North Camino Vinorama. Sold in September 2022, for \$775,000 - financing was conventional financing. The house contains three bedrooms and two baths, with 2,141 square feet of living area, built in 1969, and located within the La Buena Vieda Estates subdivision. This sale is inferior to the subject in location and quality of construction. This sale is superior in condition, living area, patio amenities, fireplace, and floodplain. Overall, this comparable's sale price indicates a downward adjustment in comparison to the subject.
- Sale 5.* 4583 North Placita De Las Charcas. Sold in September 2022, for \$720,000- financing was all cash to the seller. The house contains four bedrooms and two and a half baths, with 2,162 square feet of living area, built in 1980, and located within the Heatherwood Hills subdivision. This sale is inferior to the subject in location, quality of construction, and condition. This sale is superior in views, baths, living area, garage/carport, patio amenities, fireplace, and floodplain. Overall, this comparable's sale price indicates a downward adjustment in comparison to the subject.

The downward adjustments for Floodplain reflect the earlier analysis of the 5% for diminution in value for homes located within a flood zone. The subject property residence is located within a floodplain with a designation of Zone AE. These comparable sales are superior in floodplain as they are not located within a floodplain.

Sales Comparison Approach Summary.

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Adjusted Sale Price	\$719,900	\$718,100	\$722,000	\$714,900	\$703,200

These five comparable sales indicate a gross sales price range of \$703,200 to \$722,000 after adjustments. Comparable Sale Two is given the most weight as this sale is most similar to the subject. However all of the sales provide a reliable indicator of the range of value for the subject property. After analyzing the comparable sales, the conclusion of market value of the subject property by the sales comparison approach, as of September 28, 2022, is \$720,000.

COST APPROACH

The cost approach is one of the three approaches which are available to the appraiser in the valuation process. The cost approach involves three steps. First, an analysis of sales and listings of comparable land indicate the value of the land as if vacant, taking into consideration various similar and dissimilar property characteristics. Second, local and national cost sources provide the current replacement cost of all improvements on the land. Third, there is an estimate of any accrued depreciation and obsolescence. The value of the property is the cost new, less any depreciation or obsolescence, plus the land value.

The cost approach is not applicable in this analysis. There is depreciation due to the age and condition of the improvements that make this approach less reliable. Additionally, this type of property is typically not purchased based upon the cost new or the cost approach. Therefore, the cost approach is not applicable.

INCOME APPROACH

The income approach reflects the subject's income producing capabilities, and is based on the theory that the value of the property is the present worth of the income stream during the ownership period, and the reversion amount received at the end of the ownership period. Analysis determines the expected gross income and provides the net income. The process of capitalization converts the net income into the present value.

Single-family residences such as the subject are not typically purchased for lease and for their income producing ability. Single-family residences similar to the subject are typically purchased to be owner-occupied. Therefore, the income approach is not applicable in this analysis.

RECONCILIATION

One standard approach provided a conclusion of value of the subject property. The indicated value, using this approach, is as follows:

Sales Comparison Approach	\$720,000
Cost Approach	N/A
Income Approach	N/A

The *sales comparison approach* requires full weight in valuing the subject property. This approach used five comparable sales. Comparable Sale Two is given the most weight as this sale is most similar to the subject. However, all of the sales provide a reliable indicator of the range of value for the subject property. The *cost approach* is not applicable in this analysis. There is significant depreciation due to the age and condition of the improvements that make this approach less reliable. Additionally, this type of property is typically not purchased based upon the cost new or the cost approach. Therefore, the cost approach is not applicable. The *income approach* was not considered applicable as single-family residences such as the subject are typically not purchased for their income-producing capabilities. Therefore, the income approach was not applicable in this analysis.

MARKET VALUE CONCLUSION

Therefore, based on the above analysis and subject to the assumptions and limiting conditions contained in this report, the opinion of market value of the subject property, as of the effective date of the appraisal, September 28, 2022, is \$720,000.

OPINION OF MARKET VALUE OF SUBJECT PROPERTY,
AS OF SEPTEMBER 28, 2022:

SEVEN HUNDRED TWENTY THOUSAND DOLLARS
(\$720,000)

Hypothetical Condition - The subject property has experienced extensive water damage resulting from flooding within the last two years. This appraisal is based on the hypothetical condition that the property has not been flooded in the last two years, and there is no water damage to the single-family home or yard improvements. Per USPAP, the use of this hypothetical condition might have affected the assignment results.

PART V - ASSUMPTIONS AND LIMITING CONDITIONS

1. **Type of Report.** This is an appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. **Definitions.** "Appraisal," as herein defined, is the process of completing a service; namely, a valuation assignment. "Subject property" refers to the property which is the subject of the assignment. "Appraisers" are those persons, whether one or more, who have accepted the assignment and who have participated in the analyses, opinions, and conclusions formed in the appraisal. "Company" refers to Baker, Peterson, Baker & Associates, Inc. "Report" refers to this written document containing the analyses, opinions, and conclusions which constitute the appraisal.
3. **Liability.** The liability of Baker, Peterson, Baker & Associates, Inc., including any or all of its employees, and including the appraiser responsible for this report, is limited to the Client only, and to the fee actually received by the Company. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of any person other than the Client, the Client is responsible for making such party aware of all assumptions and limiting conditions related thereto. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of any type present in the subject property, whether physical, financial, or legal.
4. **Title.** No opinion as to title is rendered. Data related to ownership and legal description was provided by the Client or was obtained from available public records and is considered reliable. Unless acknowledged in this report, no title policy or preliminary title report were provided. Title is assumed to be marketable and free and clear of all liens, encumbrances, and restrictions except those specifically discussed in the report. The property is appraised assuming responsible ownership, competent management and ready availability for its highest and best use.
5. **Survey or Engineering.** No survey or engineering analysis of the subject property has been made by the appraiser. It is assumed that the existing boundaries are correct and that no encroachments exist. The appraiser assumes no responsibility for any condition not readily observable from customary investigation and inspection of the premises which might affect the value thereof, excepting those items which are specifically mentioned in the report.

6. **Data Sources.** The report is based, in part, upon information assembled from a wide range of sources and, therefore, the incorporated data cannot be guaranteed. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the Client consider independent verification within these categories prior to any transaction involving a sale, lease, or other significant commitment of the subject property, and that such verification be performed by appropriate recognized specialists.
7. **Subsequent Events.** The date of valuation to which the conclusions and opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring after the date of valuation which may affect the opinions in this report. Further, in any prospective valuation assignment, the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the date of valuation. Such prospective value estimates are intended to reflect the expectations and perceptions of market participants along with available factual data, and should be judged on the market support for the forecasts when made, not whether specific items in the forecasts are realized.
8. **Adjustments.** The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data which may become available subsequent to issuance of the report.
9. **Special Rights.** No opinion is expressed as to the value of any subsurface (oil, gas, mineral) or aerial rights or whether the property is subject to surface entry for the exploration or removal of materials except where expressly stated in the report.
10. **Value Distribution.** The distribution of total value in this report between land and improvements applies only under the specified highest and best use of the subject property as herein described. The allocations of value among the land and improvements do not apply to any other property other than the property which is the subject of this report.
11. **Legal or Special Opinions.** No opinion is intended to be expressed for matters which require legal expertise, specialized investigation, or a level of professional or technical knowledge beyond that customarily employed by real estate appraisers.
12. **Personal Property.** Unless expressly stated within this report, no consideration has been given as to the value of any personal property located on the premises, or to the cost of moving or relocating such personal property. Only the real property has been considered.

13. **Soil Conditions.** Unless expressly stated within this report, no detailed soil studies covering the subject property were available to the appraiser. Therefore, it is assumed that existing soil conditions are capable of supporting development of the subject property in a manner consistent with its highest and best use without extraordinary foundation or soil remedial expense. Further, it is assumed that there are no hidden or unapparent matters (hazardous materials, toxic substances, etc.) related to the soil or subsurface which would render the subject more or less valuable by knowledge thereof.
14. **Court Testimony.** Testimony or attendance in court or at any other hearing (including depositions) is not required by reason of rendering this appraisal or issuing this report, unless such arrangements have previously been made and are part of a contract for services.
15. **Exhibits.** Maps, floor plans, photographs, and any other exhibits contained in this report are for illustration only, and are provided as an aid in visualizing matters discussed within the report. They should not be considered as surveys or scale renderings, or relied upon for any other purpose.
16. **Statute, Regulation, and License.** Unless otherwise stated within the report, the subject property is assumed to be in full and complete compliance with all applicable federal, state, and local laws related to zoning, building codes, fire, safety, permits, and environmental regulations. Further, it is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authorizations have been, or can be, readily obtained or renewed as related to any use of the subject property on which the value estimate contained herein is based.
17. **Hidden or Unapparent Conditions.** It is assumed that there are no hidden or unapparent conditions which, if known, would affect the analyses, opinions or conclusions contained in this report. This includes, but is not limited to, electrical, mechanical, plumbing, and structural components.
18. **Hazardous/Toxic Substances.** In this appraisal assignment, no observation was made of the existence of potentially hazardous material used in the construction and/or maintenance of the improvements, or from any other source, whether borne by land or air, including, but not limited to, asbestos, lead, toxic waste, radon, and urea formaldehyde. While not observed, and while no information was provided to confirm or deny the existence of such substances (unless expressly stated herein), it is emphasized that the appraiser is not qualified to detect or analyze such substances. Unless otherwise stated, no consideration has been given to the presence of, nature of, or extent of such conditions, nor to the cost to "cure" such conditions or to remove any toxic or hazardous substances which could potentially affect the value or marketability of the property. Any such conclusions must be based upon the

professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired. This value estimate assumes that there is no such material on or in the property.

19. ***Americans with Disabilities Act of 1990.*** The ADA became effective on January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
20. ***Disclosure.*** Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, including the value estimate, the identity of the appraisers or their professional designations, or the company with which the appraisers are associated, shall be used for any purpose by anyone other than the Client as herein stated, without the prior written consent of the appraisers. Nor shall it be conveyed, in whole or in part, in the public through advertising, news, sales, listings, or any other media without such prior written consent. Possession of this report does not carry with it any right of public distribution.
21. ***Endangered and Threatened Species.*** The appraisers have not made a specific survey of the subject property to determine whether or not it has any plant or wildlife which are identified as an endangered or threatened species by the U. S. Fish and Wildlife Service. While not observed and while no information was provided to confirm or deny the existence of any endangered or threatened species on the subject property (unless expressly stated herein), it is emphasized that the appraisers are not qualified to detect or analyze such plants or wildlife. Any such conclusions must be based upon the professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired. It is possible that a survey of the property could reveal that the site contains endangered or threatened plants or wildlife. If so, this fact could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible endangered or threatened species in estimating the value of the property.
22. ***Acceptance of Report.*** Acceptance and/or use of this report by the Client or any third party constitutes acceptance of all of the above conditions.

PART VI - CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My 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. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) of The Appraisal Foundation, the Code of Ethics and Standards of Professional Practice of the Appraisal Institute, and any other specifications submitted by the Client, including Title XI, FIRREA.
8. The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
9. In accord with the Uniform Standards of Professional Appraisal Practice, I have the experience and knowledge to complete this assignment in a credible and competent manner.
10. As of the date of this report, I have completed requirements of the continuing education program of the Appraisal Institute.
11. The effective date (date of valuation) of this appraisal is September 28, 2022.
12. I have made a personal inspection of the property that is the subject of this report.

13. Our firm has not appraised the subject property within three years prior to this assignment.
14. Timothy hale (Certificate 1023143) provided significant real property appraisal assistance to the person signing this certification.
15. I am a Certified General Real Estate Appraiser in the State of Arizona.



Sara R. Baker, MAI, SRA
Certified General Real Estate Appraiser
Certificate Number 31679
Designated Supervisory Appraiser
Registration Number DS0082

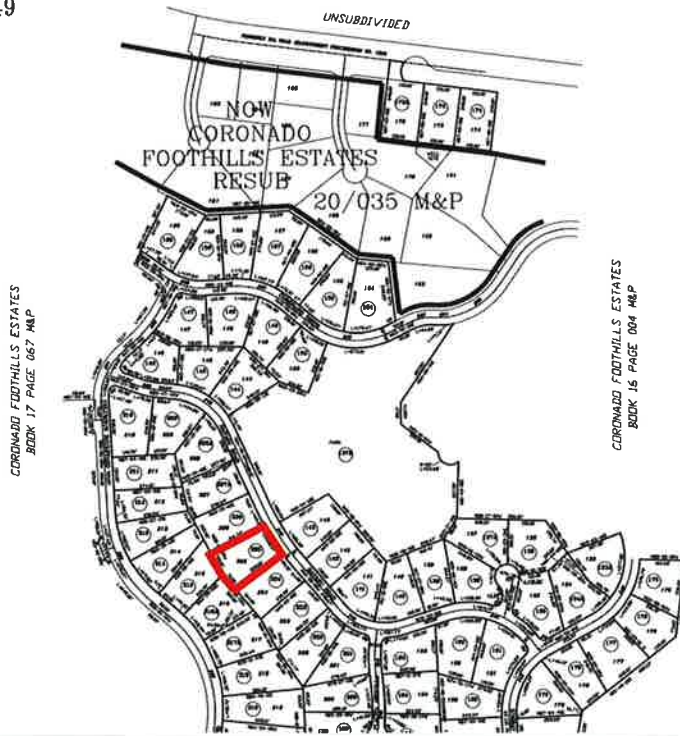
PART VII - EXHIBITS

Exhibit A	Subject Plat Map
Exhibit B	Aerial Photograph
Exhibit C	Zoning Map (Pima County)
Exhibit D	FEMA Floodplain Map
Exhibit E	Floor Plan
Exhibit F	Subject Photographs
Exhibit G	Comparable Improved Sales Location Map
Exhibit H	MLS Data Sheets
Exhibit I	Qualifications

EXHIBIT A - SUBJECT PLAT MAP

ASSESSOR'S RECORD MAP
109-05
CORONADO FOOTHILLS ESTATES
LOTS 133-249

DETAIL 1



CCS

SEE BOOK 16 PAGE 063 M&P
2013-2
903.1175.A12E
08/25/13
0 150 300 450 600
FEET

EXHIBIT B - AERIAL PHOTOGRAPH



EXHIBIT C - ZONING MAP (Pima County)

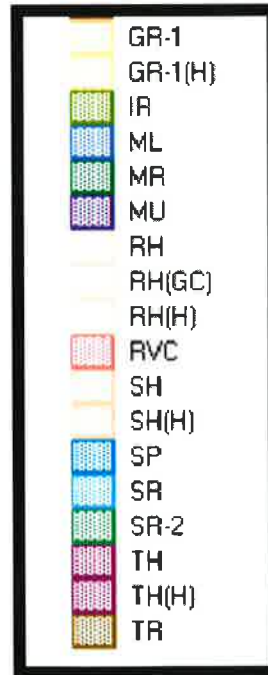
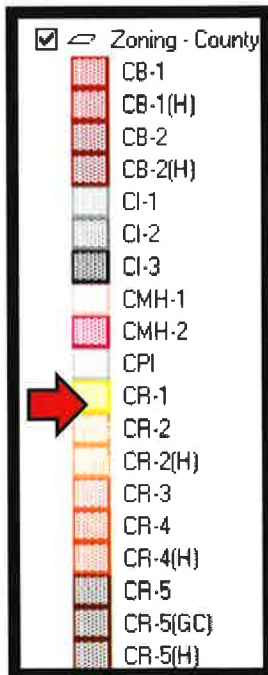
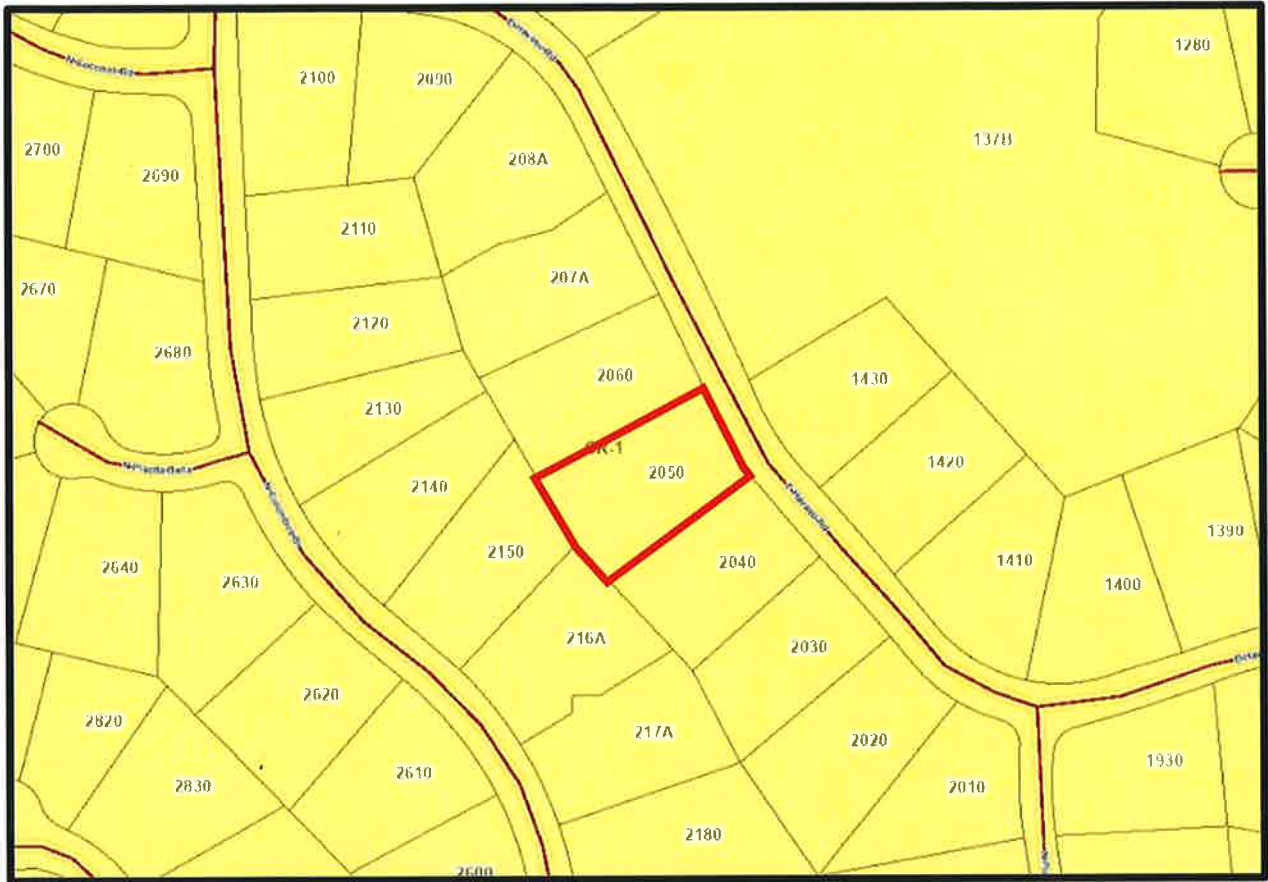


EXHIBIT D - FEMA FLOOD PLAIN

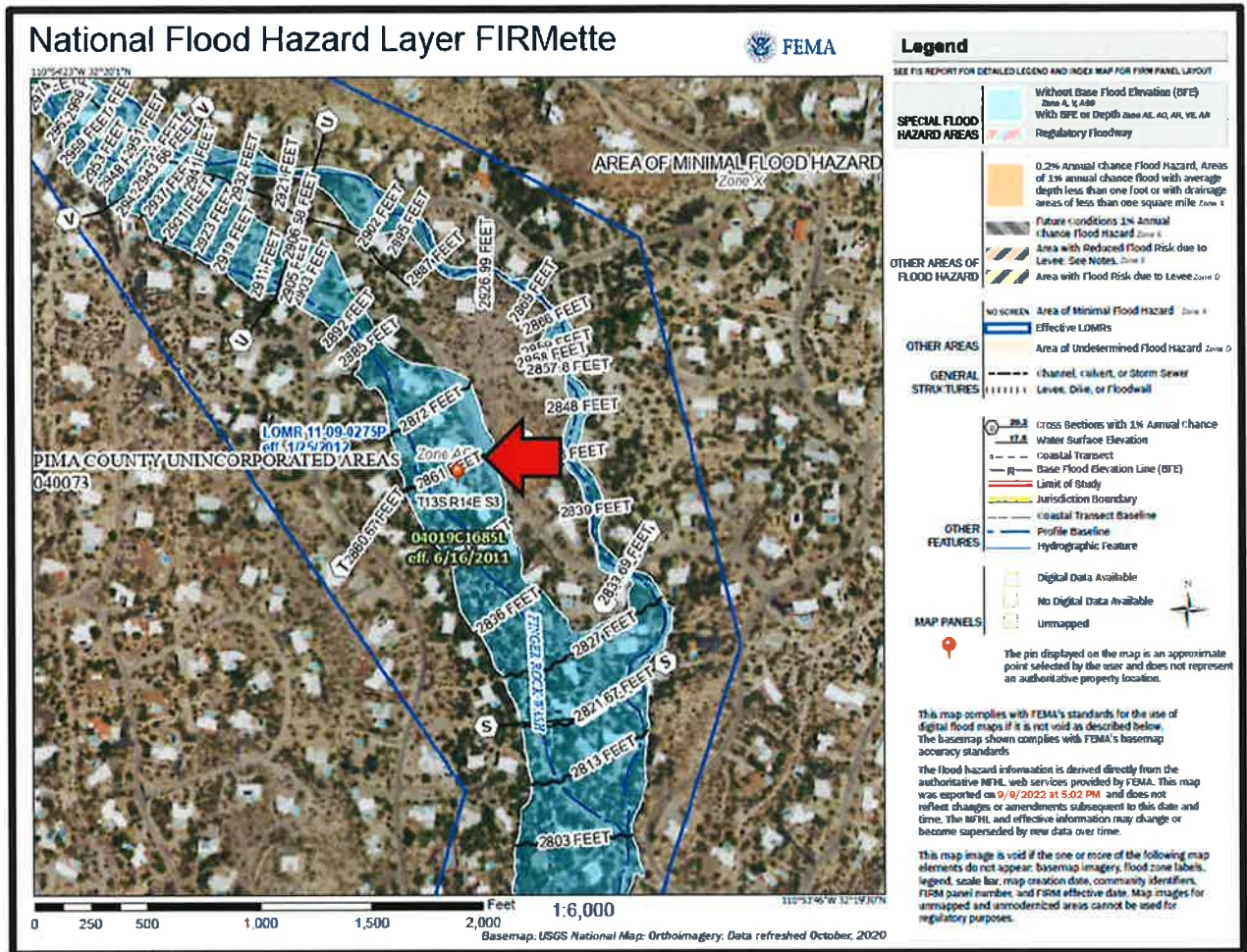


EXHIBIT E - FLOOR PLAN

(see following page)

EXHIBIT F - SUBJECT PHOTOGRAPHS

PHOTO 1 – VIEW FROM HAVASU



PHOTO 2 – VIEW FROM HAVASU



PHOTO 3 – VIEW TOWARDS HOME



PHOTO 4 – VIEW OF FRONT HOME



PHOTO 5 – VIEW OF HOME



PHOTO 6 – VIEW TOWARDS HOME

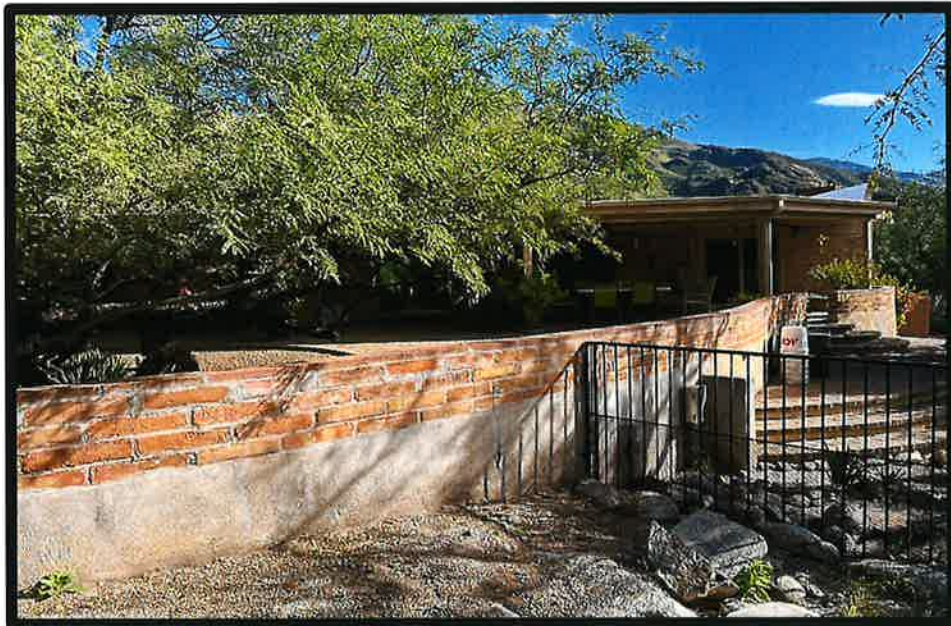


PHOTO 7 – VIEW OF YARD AREA



PHOTO 8 – VIEW OF YARD



PHOTO 9 – VIEW OF PORCH



PHOTO 10 – VIEW OF WASH



PHOTO 11 – LIVING ROOM



PHOTO 12 – KITCHEN



PHOTO 13 – BATH



PHOTO 14 – KITCHEN



PHOTO 15 – KITCHEN



PHOTO 16 – DINING AREA



PHOTO 17 – BED



PHOTO 18 –BATH



PHOTO 19 – BATH



PHOTO 20 – BED



PHOTO 21 – BED



PHOTO 22 – BATH



PHOTO 23 – SEATING AREA



PHOTO 24 – LAUNDRY ROOM



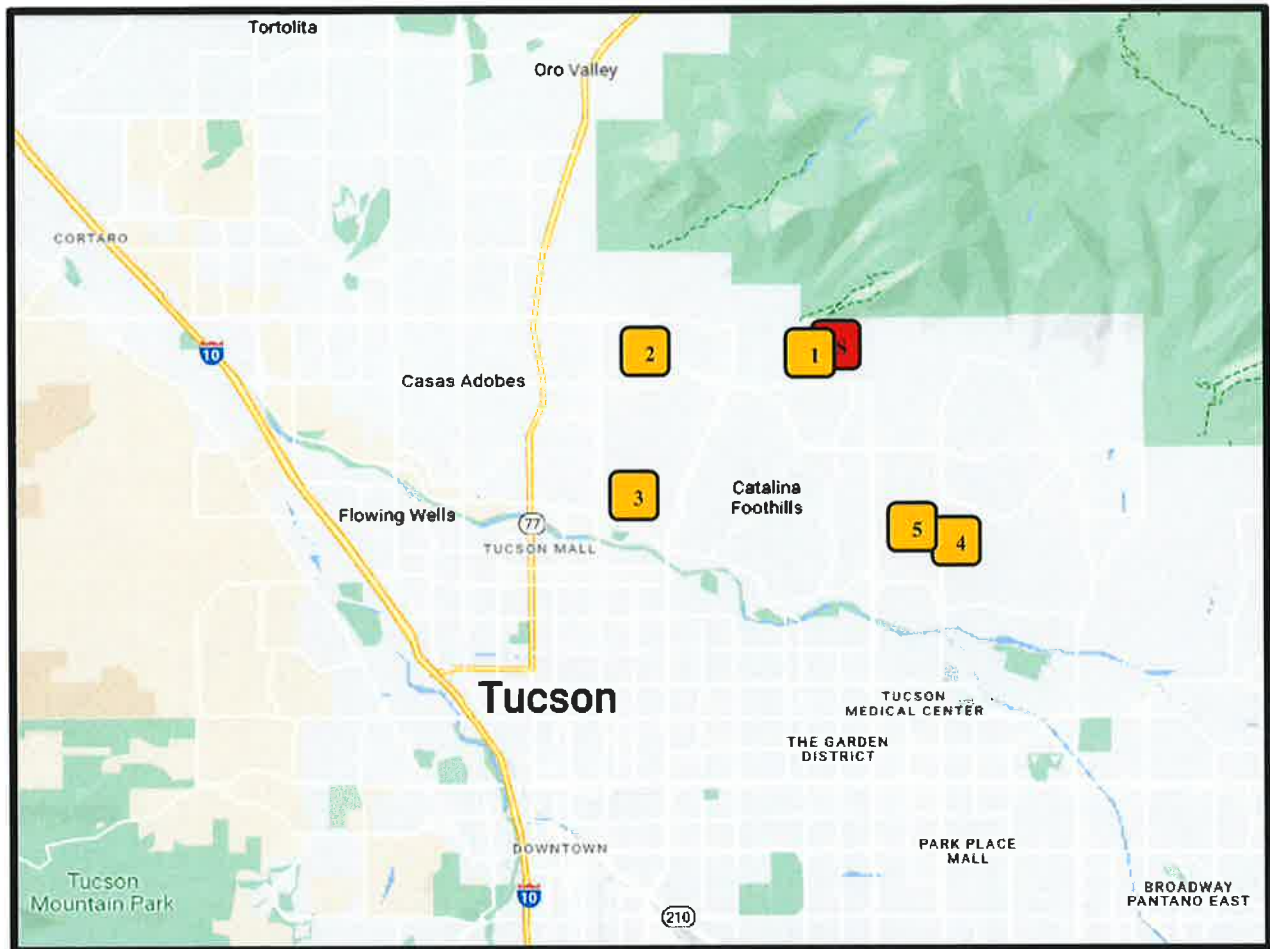
PHOTO 25 – VIEW OF FRONT OF LOT



PHOTO 26 – VIEW SOUTH OF HAVASU



EXHIBIT G - COMPARABLE IMPROVED SALES LOCATION MAP



Subject: 4300 East Havasu Peaks Road

Sale 1: 6700 North Columbus Boulevard

Sale 2: 1730 East Chula Vista Road

Sale 3: 5025 North Entrada Cuarta


Sale 4: 4304 N Camino Vinorama

Sale 5: 4583 North Placita De Las Chacras

EXHIBIT H – MLS DATA SHEETS

(see following pages)

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22200563		Dwelling Type: Residential/Single Family Residence		Status: Closed		List Price: 680,000		Sold Price: 680,000	
			Combined SqFt:	2,050	Comparable Only	No			
			Main House SqFt:	2,050	Listing:				
			Guest House SqFt:		Area:	North			
			Source of SqFt:	Assessor	Subdivision:	Coronado Foothills Estates			
			Bedrooms:	3	Community:	None			
			Total Baths (Full-1/2):	3 (3-0)	Tax Code:	109-05-217A			
			Lot Acres:	0.85	Tax Year/Taxes:	2020 / 3,918.47			
Year Built:	1971	Assessments:	0						
Stories:	One	Method of Title:	Fee (Simple)						
		Range Min - Max:	-						
		Co-Op Fee:	3%						
		Variable Commission:	No						
Address: 6700 N Columbus Boulevard, Tucson, AZ 85718 County: Pima Country: USA Pima County GIS Legal Description: Coronado Foothills Estates Lot 217 & Tri Ptn of Lot 216 Directions: Sunrise/Swan north to Skyline Dr, West to Columbus Blvd, North to address									
# Garage	6	Construction	Burnt Adobe; Stucco Finish		Municipality/Zoning	Pima County - CR1			
# Carport	0	Style	Territorial		School District	Catalina Foothills			
# of Covered Parking	6	Const. Status	Existing		Elementary School	Sunrise Drive			
Unit Level		Basement	No		Middle School	Orange Grove			
T/R/S	13/ 14/ 3	Horse Property	No		High School	Catalina Fthls			
Lot Dimensions	119x234x258	Horse Facilities	No		Fire Protection	Subscription			
Lot Acres	0.85	List \$/SqFt	331.71		FEMA Flood Ins Req	TBD			
Lot Sq Ft	37,026	Lot Size \$/SqFt	18.37		Municipal Flood Req	TBD			
Lot Size Source	Assessor	Road Type	Paved		Ownership	Individual			
		Road Maintenance	City		Income Property - Current Use:	Owner Occupied			
Property Description Located in the desirable Coronado Foothills Estates. This 3-bed, 3-bath home will amaze you! As you enter through the foyer, you are welcomed into a formal living room, dining room and onto an updated kitchen. Family room features a wet bar and a cozy fireplace for those chilly winter nights. French doors will lead you outdoors to a built-in BBQ and a sparkling pool perfectly situated to capture the beauty of the Catalina Mountain making this the perfect home to entertain. Primary bedroom is generously sized w/a large walk-in closet. The BONUS on this property is the detached garage/workshop that is an absolute dream! Freshly painted interior & flooring, AC, vehicle pit access, overhead storage, and a private bath w/shower. Potential to convert the workshop to guest quarters. A MUST SEE!									
Agent Only Remarks ALL OFFER WILL BE REVIEWED ON 1-10-22. HOWEVER SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO 1-10-22, SO DON'T WAIT! Please escrow with Lori Balsino, Title Security Agency, 4051 E Sunrise Drive, Ste 155, Tucson, 85718, lori.balsino@titlesecurity.com, (520) 777-2206. Submit all offers to: Team@TucsonHomes.com									
Showing & Company Information Showing Instructions Vacant Go Show And Sell! Phone # to Show MLSSAZ Lockbox Yes - Sign In Required - Front Entry Gate Occupied By Vacant Gate Code									
				Seller Name		James C Izlar			
				Seller Phone					
				Occupant Name					
List Agent	Name	Primary	Mobile	E-mail					
	26304-Tom Ebenhack Lic#: SA629209000	520-232-2109		Team@TucsonHomes.com					
List Office	16706-Long Realty Company Lic#: CO000192008	520-299-2201		cathy@longrealty.com					
Co-Agent	- Lic#:								
Co-Office	- Lic#:								
Subdivision, HOA & Deed Restrictions CC&Rs: Yes HOA Fees/Month: 7 Green Valley Rec: Age Restrictions: No HOA: Yes HOA Payment Freq: Annually Deed Restrictions: Yes HOA Recreation Fee:									
Assoc Fees Includes: Association Amenities:									

MLS#: 22200563 Dwelling Type: Residential/Single Family Residence Status: Closed List Price: 680,000 Sold Price: 680,000

Listing Information

Terms: Cash; Conventional; FHA; VA
Submit With Offer: HOA Addendum; Lead Based Paint Disclosure; Loan Pre-Qual
Property Disclosures: Insurance Claims History Report; Lead-Based Paint; Seller Prop Disclosure
Home Protection Plan: Offered: No, No
Special Conditions: None
Offer by Owner:
Offer by Investor:
Distressed Info: None

Original Price: 680,000
Co-Op Fee: 3%
Variable Commission: No
Selling Broker Bonus:
Contingent:

Listing Agreement Type: Exclusive Right To Sell
Limited Service: No
Days on Market: 3
Cumulative DOM: 3

Listing Date: 01/07/2022 Go Live Date: Temp Off Market Date:
Contingent Date: Cancel Date: Off Market Date: 01/10/2022
Pending Date: 01/19/2022 Expiration Date: Status Change Date: 01/21/2022
Sold Date: 01/21/2022 Fallthrough Date:

Interior Features

Living Areas: Family Room; Living Room; Off Kitchen
Dining Areas: Breakfast Bar; Formal Dining Room
Extra Room: Workshop
Guest Facilities: None
Laundry: Laundry Closet; Dryer; Washer
Kitchen Features: Dishwasher; Electric Cooktop; Electric Oven; Garbage Disposal; Lazy Susan; Microwave; Pantry: Closet; Wet Bar; Appliance Color: Black
Floor Covering: Carpet; Ceramic Tile
Master Bathroom: Jetted Tub
Additional Bathroom:
Fireplace-Type: 1-Wood Burning
Location Fireplace: Family Room

Main Heating: Forced Air; Natural Gas
Main Cooling: Ceiling Fans; Central Air
Water Heater: Natural Gas
Green Features:
Interior Features: Ceiling Fan(s); Interior Steps Y/N: N; Storage; Walk In Closet(s); Wet Bar; Workshop
Technology: Cable TV; High Speed Internet; Telephone
Window Coverings: Some
Electric: Electric Company: TEP
Accessibility Options: None

Exterior Features

Fence: Masonry; Stucco Finish
Roof: Built-Up - Reflect
Landscape - Front: Desert Plantings; Low Care; Trees
Landscape - Rear: Desert Plantings; Low Care; Natural Desert; Shrubs; Trees
Patio/Deck: Covered; Patio
Pool: Conventional: Yes
Spa: None
Garage/Carport Features: Additional Garage; Detached; Electric Door Opener; Extended Length; Tandem Garage
RV Parking: Space Available

Security: None
View: Mountains; Sunrise; Sunset
Driveway: Car(s) Pad; Paved: Concrete
Water: City
Exterior Features: BBQ-Built-In; Front Faces: West; Waterfall/Pond; Workshop
Lot Features: East/West Exposure; Subdivided
Gas: Natural
Sewer: Connected
Neighborhood Features: Paved Street

Comments

Status Comments

Selling Comments


New Construction

Manufactured SFR Information

Sold Information

Sold Price: 680,000 Sold Date: 01/21/2022 Seller Concessions: 0
Sold Price/SqFt.: 331.71 How Sold: Cash Seller Paid Repairs:
Sold Lot Price/SqFt.: 18.37
Name Primary Mobile E-mail
Selling Agent: Tom Ebenhack 520-232-2109 Team@TucsonHomes.com
Co Selling Agent:
Selling Office: Long Realty Company 520-299-2201 cathye@longrealty.com

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22208071	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 700,000 Sold Price: 720,000
	Combined SqFt: 1,926	Comparable Only	No
	Main House SqFt: 1,926	Listing:	
	Guest House SqFt:	Area:	North
	Source of SqFt: Assessor	Subdivision:	Santa Catalina Estates NO. 4 (1-180)
	Bedrooms: 3	Community:	None
	Total Baths (Full-1/2): 2 (2-0)	Tax Code:	108-07-0650
	Lot Acres: 0.88	Tax Year/Taxes:	2022 / 3,452
	Year Built: 1971	Assessments:	0
	Stories: One	Method of Title:	Fee (Simple)
		Range Min - Max:	-
	Co-Op Fee:	3.0%	
	Variable Commission:	Yes	
Address: 1730 E Chula Vista Road, Tucson, AZ 85718			
County: Pima Country: USA Pima County GIS			
Legal Description: Santa Catalina Estates No 4 Lot 65			
Directions: Skyline & Campbell West to Chula Vista SW to Address			
# Garage	2	Construction	Masonry Stucco
# Carport	0	Style	Territorial
# of Covered Parking	2	Const. Status	Existing
Unit Level	1	Basement	No
T/R/S	13/ 14/ 6	Horse Property	No
Lot Dimensions	Irregular	Horse Facilities	No
Lot Acres	0.88	List \$/SqFt	363.45
Lot Sq Ft	38,549	Lot Size \$/SqFt	18.16
Lot Size Source	Assessor	Road Type	Gravel
		Road Maintenance	City
Municipality/Zoning	Tucson - CR1	School District	Catalina Foothills
Elementary School	Manzanita	Middle School	Orange Grove
High School	Catalina Fths	Fire Protection	Subscription
FEMA Flood Ins Req	No	Municipal Flood Req	No
Ownership	Individual	Income Property - Current Use:	Owner Occupied

Property Description

Wonderful Masonry Stucco Home situated on .88 acres with Swimming Pool and huge back yard with grass, in the heart of Tucson foothills. Spectacular Catalina mountain views, combined with lovely sunset views. N/S exposure. Beautifully remodeled home. Exposed brick wall in living room, adding a mid century vibe, New Plank ceramic floors, updated Kitchen, granite counter tops, tumble marble backsplash, stainless steel appliances, Sky lights, Great room off kitchen, Formal dining room, extra large living room with fireplace. Pella window and French doors, both bathrooms with designer tile in shower surround, double vanities, walk-in closets. You will love this home. A rare find in todays low inventory market.

Agent Only Remarks

No Escalation Clause. Bring you highest & best. Please escrow with Angie Rupp @ Title Security, 520-299-4606, 6262 N Swan Rd ste 205. Please allow 48 hrs response time. Presenting all offers on Tuesday afternoon. To open and lock the front door press the key symbol on keypad. When you leave make sure all doors are fully locked. (Pella doors, must lift lever to lock)

Showing & Company Information

Showing Instructions Text 520-250-5192 to schedule a showing.

Phone # to Show 520-250-5192

MLSSAZ Lockbox Yes - No Sign In Required - Front Door

Occupied By Caretaker

Gate Code No

Seller Name
Seller Phone
Occupant Name

List Agent	11782-Camille Rivas-Rutherford Lic#: SA519841000	Primary	520-250-5192	Mobile	520-250-5192	E-mail	camillrivruth@gmail.com
List Office	70202-Coldwell Banker Realty Lic#: LC627335024		520-577-7433				jim.bowman@azmoves.com
Co-Agent	- Lic#:						
Co-Office	- Lic#:						

Subdivision, HOA & Deed Restrictions

CC&Rs: Yes **HOA Fees/Month:** 5
HOA: Yes **HOA Payment Freq:** Annually
HOA Recreation Fee:

Green Valley Rec:

Age Restrictions: No
Deed Restrictions: Yes

Assoc Fees Includes:

Association Amenities:

Listing Information

Terms: Cash; Conventional; VA	Original Price: 700,000
Submit With Offer: Earnest Check; HOA Addendum; Loan Pre-Qual	Co-Op Fee: 3.0%
Property Disclosures: Seller Prop Disclosure	Variable Commission: Yes
Home Protection Plan: Offered: No, No	Selling Broker Bonus:
Special Conditions: None	Contingent:
Offer by Owner:	Listing Agreement Type: Exclusive Right To Sell
Offer by Investor:	Limited Service: No
Distressed Info: None	Days on Market: 5
	Cumulative DOM: 5

Listing Date: 03/31/2022	Go Live Date: 04/01/2022	Temp Off Market Date:
Contingent Date: 04/06/2022	Cancel Date:	Off Market Date: 04/06/2022
Pending Date: 04/08/2022	Expiration Date:	Status Change Date: 05/03/2022
Sold Date: 05/02/2022	Fallthrough Date:	

Interior Features

Living Areas: Family Room	Main Heating: Forced Air; Natural Gas
Dining Areas: Formal Dining Room	Main Cooling: Ceiling Fans; Central Air
Extra Room: None	Water Heater: Natural Gas
Guest Facilities: None	Green Features:
Laundry: Dryer; In Garage; Washer	Interior Features: Dual Pane Windows; Interior Steps Y/N: N; Skylights; Walk In Closet(s)
Kitchen Features: Countertops: Granite; Dishwasher; Electric Range; Garbage Disposal; Microwave; Pantry: Cabinet; Refrigerator; Appliance Color: Stainless	Technology: Cable TV
Floor Covering: Carpet; Ceramic Tile	Window Coverings: Stay
Master Bathroom: Exhaust Fan; Shower & Tub; Shower Only	Electric: Electric Company: TEP
Additional Bathroom: Shower Only	Accessibility Options: Door Levers
# Fireplace-Type: 1-Gas; Wood Burning	
Location Fireplace: Living Room	

Exterior Features

Fence: Block	Security: None
Roof: Built-Up - Reflect	View: City; Mountains; Sunrise; Sunset
Landscape - Front: Low Care; Natural Desert; Trees	Driveway: Paved: Gravel
Landscape - Rear: Grass; Low Care; Natural Desert; Trees	Water: City
Patio/Deck: Covered	Exterior Features: Front Faces: North
Pool: Conventional: Yes	Lot Features: North/South Exposure
Spa: None	Gas: Natural
Garage/Carport Features: Attached Garage/Carport	Sewer: Connected
RV Parking: None	Neighborhood Features: None

Comments

Status Comments

Selling Comments

New Construction


Manufactured SFR Information

Sold Information

Sold Price: 720,000	Sold Date: 05/02/2022	Seller Concessions: 0
Sold Price/SqFt.: 373.83	How Sold: VA	Seller Paid Repairs:
Sold Lot Price/SqFt.: 18.68		

Selling Agent: Name	Primary	Mobile	E-mail
Sigrid Ekzut	520-312-3005	520-312-3005	sekrut9@gmail.com
Co Selling Agent: Lisa Larkin			
Selling Office: RE/MAX Select	520-867-4600		laurasherman@remax.net

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22211413	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 799,000 Sold Price: 750,000																																
	Combined SqFt: 2,157 Main House SqFt: 2,157 Guest House SqFt: 3 Source of SqFt: Assessor Bedrooms: 3 Total Baths (Full-1/2): 3 (2-1) Lot Acres: 0.91 Year Built: 1971 Stories: One	Comparable Only Listing: No Area: North Subdivision: Catalina Foothills Estates NO. 7 Community: None Tax Code: 108-18-0600 Tax Year/Taxes: 2021 / 3,854.12 Assessments: 0 Method of Title: Fee (Simple) Range Min - Max: - Co-Op Fee: 3% Variable Commission: No																																	
	Address: 5025 N Entrada Cuarta, Tucson, AZ 85718 County: Pima Country: USA Pima County GIS Legal Description: Catalina Foothills Estates No 7 Lot 23 Directions: From River & First Ave, E on River Rd to N on Via Entrada to L on N Entrada Cuarta to home on cul de sac.																																		
# Garage: 2 # Carport: 0 # of Covered Parking: 2 Unit Level: T/R/S: 13/ 14/ 18 Lot Dimensions: Irregular Lot Acres: 0.91 Lot Sq Ft: 39,857 Lot Size Source: Assessor	Construction Style: Burnt Adobe Territorial Const. Status: Existing Basement: No Horse Property: No Horse Facilities: No List \$/SqFt: 370.42 Lot Size \$/SqFt: 20.05 Road Type: Paved Road Maintenance: City	Municipality/Zoning: Tucson - CR1 School District: Amphitheater Elementary School: Rio Vista Middle School: Amphitheater High School: Amphitheater Fire Protection: Subscription FEMA Flood Ins Req: No Municipal Flood Req: No Ownership: Individual Income Property - Current Use: Owner Occupied																																	
Property Description Catalina Foothill Estates! Situated on almost 1 ACRE cul-de-sac location this serene, peaceful territorial awaits you. This single story 3 bedroom 2.5 bath offers privacy and tranquil views from the charming authentic southwest front porch to the Arizona room overlooking a sparkling swimming pool. Remodeled kitchen boasts maple cabinets, granite counter tops with tiled backsplash with island and stainless steel appliances. Living room and dining room are adjacent to the kitchen. Family room charm has beamed ceilings, fireplace, built-in bar with refrigerator and leads to spacious Arizona room you won't want to leave. Neutral tile throughout with carpet in the bedrooms. Laundry room offer storage cabinets. 2 car garage. Call for private showing! Open Fri & Sat. 12-3. Agent Only Remarks																																			
Showing & Company Information Showing Instructions: Call listing agent for easy showing. Phone # to Show: 520-572-8180 MLSSAZ Lockbox: Yes - No Sign In Required - At front entrance, facing front door, lockbox is on water spigot to the far right. Occupied By: Owner Gate Code: No <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">List Agent</td> <td style="width: 30%;">20569-Karin S. Radzewicz Lic#: BR568737000</td> <td style="width: 15%;">Primary</td> <td style="width: 15%;">520-572-8180</td> <td style="width: 10%;">Mobile</td> <td style="width: 15%;">520-572-8180</td> <td style="width: 10%;">E-mail</td> <td></td> </tr> <tr> <td>List Office</td> <td>70202-Coldwell Banker Realty Lic#: LC627335024</td> <td></td> <td>520-577-7433</td> <td></td> <td></td> <td>karin.radzewicz@azmoves.com</td> <td></td> </tr> <tr> <td>Co-Agent</td> <td>- Lic#:</td> <td></td> <td></td> <td></td> <td></td> <td>jim.bowman@azmoves.com</td> <td></td> </tr> <tr> <td>Co-Office</td> <td>- Lic#:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				List Agent	20569-Karin S. Radzewicz Lic#: BR568737000	Primary	520-572-8180	Mobile	520-572-8180	E-mail		List Office	70202-Coldwell Banker Realty Lic#: LC627335024		520-577-7433			karin.radzewicz@azmoves.com		Co-Agent	- Lic#:					jim.bowman@azmoves.com		Co-Office	- Lic#:						
List Agent	20569-Karin S. Radzewicz Lic#: BR568737000	Primary	520-572-8180	Mobile	520-572-8180	E-mail																													
List Office	70202-Coldwell Banker Realty Lic#: LC627335024		520-577-7433			karin.radzewicz@azmoves.com																													
Co-Agent	- Lic#:					jim.bowman@azmoves.com																													
Co-Office	- Lic#:																																		
Subdivision, HOA & Deed Restrictions <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">CC&Rs: Yes</td> <td style="width: 30%;">HOA Fees/Month: 8.33</td> <td style="width: 20%;">Green Valley Rec:</td> <td style="width: 20%;">Age Restrictions: No</td> </tr> <tr> <td>HOA: Yes</td> <td>HOA Payment Freq: Annually</td> <td></td> <td>Deed Restrictions: Yes</td> </tr> <tr> <td>Assoc Fees Includes:</td> <td>Common Area Maint</td> <td></td> <td></td> </tr> </table> Association Amenities:				CC&Rs: Yes	HOA Fees/Month: 8.33	Green Valley Rec:	Age Restrictions: No	HOA: Yes	HOA Payment Freq: Annually		Deed Restrictions: Yes	Assoc Fees Includes:	Common Area Maint																						
CC&Rs: Yes	HOA Fees/Month: 8.33	Green Valley Rec:	Age Restrictions: No																																
HOA: Yes	HOA Payment Freq: Annually		Deed Restrictions: Yes																																
Assoc Fees Includes:	Common Area Maint																																		

MLS#: 22211413 Dwelling Type: Residential/Single Family Residence Status: Closed List Price: 799,000 Sold Price: 750,000

Listing Information

Terms: Cash; Conventional; FHA; VA
Submit With Offer: Earnest Check; HOA Addendum; Lead Based Paint Disclosure; Loan Pre-Qual
Property Disclosures: Insurance Claims History Report; Lead-Based Paint; Seller Prop Disclosure
Home Protection Plan: Offered: No, No
Special Conditions: None
Offer by Owner:
Offer by Investor:
Distressed Info: None

Original Price: 850,000
Co-Op Fee: 3%
Variable Commission: No
Selling Broker Bonus:
Contingent:

Listing Agreement Type: Exclusive Right To Sell
Limited Service: No
Days on Market: 15
Cumulative DOM: 15

Listing Date: 05/05/2022 **Go Live Date:** **Temp Off Market Date:**
Contingent Date: 05/20/2022 **Cancel Date:** **Off Market Date:** 05/20/2022
Pending Date: 05/28/2022 **Expiration Date:** **Status Change Date:** 06/06/2022
Sold Date: 06/03/2022 **Fallthrough Date:**

Interior Features

Living Areas: Family Room; Living Room; Other: Arizona room
Dining Areas: Formal Dining Room
Extra Room: Arizona Room
Guest Facilities: None
Laundry: Dryer; Laundry Room; Storage; Washer
Kitchen Features: Countertops: Granite; Dishwasher; Electric Cooktop; Electric Oven; Exhaust Fan; Island; Microwave
Floor Covering: Carpet; Ceramic Tile
Master Bathroom: Shower Only
Additional Bathroom: Shower & Tub
Fireplace-Type: 1-Wood Burning
Location Fireplace: Family Room

Main Heating: Forced Air; Natural Gas
Main Cooling: Central Air
Water Heater: Natural Gas
Green Features:
Interior Features: Foyer; Interior Steps Y/N: N; Walk In Closet(s)
Technology: Cable TV; High Speed Internet
Window Coverings: Stay
Electric: Electric Company: TEP
Accessibility Options: None

Exterior Features

Fence: Other: Adobe
Roof: Built-Up - Reflect
Landscape - Front: Desert Plantings; Natural Desert
Landscape - Rear: Low Care
Patio/Deck: Covered; Patio
Pool: Conventional: Yes
Spa: None
Garage/Carport Features: Attached Garage/Carport; Electric Door Opener
RV Parking: Space Available

Security: Alarm Installed; Smoke Detector(s)
View: Panoramic
Driveway: Paved: Gravel
Water: City
Exterior Features: None
Lot Features: Subdivided
Gas: Natural
Sewer: Connected
Neighborhood Features: Paved Street

Comments

Status Comments

Selling Comments

New Construction

Manufactured SFR Information

Sold Information

Sold Price: 750,000 **Sold Date:** 06/03/2022 **Seller Concessions:** 0
Sold Price/SqFt.: 347.71 **How Sold:** Cash **Seller Paid Repairs:**
Sold Lot Price/SqFt.: 18.82

	Name	Primary	Mobile	E-mail
Selling Agent:	Camille Rivas-Rutherford	520-250-5192	520-250-5192	camillrivruth@gmail.com
Co Selling Agent:				
Selling Office:	Coldwell Banker Realty	520-577-7433		jim.bowman@azmoves.com


Listing 1 of 1

November 08, 2022

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Bill Yarnell, GRI,GRN,SFR on Tuesday, November 08, 2022 2:02 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22212146	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 779,000 Sold Price: 775,000
	Combined SqFt: 2,141 Main House SqFt: 2,141 Guest House SqFt: Source of SqFt: Assessor Bedrooms: 3 Total Baths (Full-1/2): 2 (2-0) Lot Acres: 0.92 Year Built: 1969 Stories: One	Comparable Only Listing: No Area: North Subdivision: La Buena Vida Estates (1-37) Community: None Tax Code: 109-27-0130 Tax Year/Taxes: 2021 / 2,913.15 Assessments: 0 Method of Title: Fee (Simple) Range Min - Max: - Co-Op Fee: 3% Variable Commission: No	
	Address: 4304 N Camino Vinorama, Tucson, AZ 85750 County: Pima Country: USA Pima County GIS Legal Description: LA BUENA VIDA ESTATES LOT 13 Directions: River Rd to N Craycroft Rd, North on Craycroft Rd to E Camino Del Celador, East on Camino Del Celador to N Camino Vinorama, North on Camino Vinorama to the address		
# Garage: 2 # Carport: 0 # of Covered Parking: 2 Unit Level: TR/S: 13/ 14/ 24 Lot Dimensions: Irregular Lot Acres: 0.92 Lot Sq Ft: 40,082 Lot Size Source: Assessor	Construction Style: Burnt Adobe Const. Status: Existing Basement: No Horse Property: No Horse Facilities: No List \$/SqFt: 363.85 Lot Size \$/SqFt: 19.44 Road Type: Paved Road Maintenance: HOA	Municipality/Zoning: Pima County - CR1 School District: TUSD Elementary School: Whitmore Middle School: Magee High School: Sabino Fire Protection: Subscription FEMA Flood Ins Req: No Municipal Flood Req: No Ownership: Investor Income Property - Current Use: Income Property	
Property Description West coast design meets the Tucson desert. This luxe Devall Design Home is a 3 bedroom, 2 bath, sanctuary where Tucson living intersects with style and sophistication. Fitted with a new Chef's kitchen with premium stainless steel appliances, beautifully coordinated granite and quartz countertops. Primary and shared baths feature Delta Trinsic fixtures, hand chosen lighting and stunning Travertine tile work. An amazing covered back courtyard anchors the outdoor living space that leads to the inviting replastered pool. This special home has been designed and curated by Devall. Find her at www.devalldesignhome.com			
Agent Only Remarks **Property recently appraised for \$799,000 as is. Contact Tanner Herbert at 520-368-8220 w/ questions & before showing. Send offers to offers@signaturesellsaz.com Escrow w/ Armando Olivares at Title Security/ Signature Title, 520-618-7420, Armando.olivares@titlesecurity.com , 6390 E Tanque Verde, 85715. Furnishings for home are for sale on a separate bill of sale.			
Showing & Company Information Showing Instructions: Must contact Co-Agent before showing at 520-368-8220. Phone # to Show: 520-368-8220 MLSSAZ Lockbox: Yes - No Sign In Required - Occupied By: Vacant Gate Code:			
List Agent: 32933-Rebecca Ann Crane Lic#: SA653374000 List Office: 498306-Realty Executives Arizona Territory Lic#: LC640973006 Co-Agent: 35530-Tanner James Herbert Lic#: SA658087000 Co-Office: 498306-Realty Executives Arizona Territory Lic#: LC640973006		Seller Name: Rock Canyon Capital LLC Seller Phone: Occupant Name:	Primary: 520-271-0073 Mobile: 520-368-8220 E-mail: rebecca@SignatureSellsAZ.com jeffmurtaugh@realtyexecutives.com tanner@signaturesellsaz.com jeffmurtaugh@realtyexecutives.com
Subdivision, HOA & Deed Restrictions CC&Rs: Yes HOA Fees/Month: 41 Green Valley Rec: HOA: No HOA Payment Freq: Annually Age Restrictions: No HOA Recreation Fee: Deed Restrictions: Yes			
Assoc Fees Includes: Association Amenities:			

Listing Information

Terms:	Cash; Conventional	Original Price:	799,000
Submit With Offer:	Lead Based Paint Disclosure	Co-Op Fee:	3%
Property Disclosures:	Insurance Claims History Report; Lead-Based Paint; Seller Prop Disclosure	Variable Commission:	No
Home Protection Plan:	Offered: No, No	Selling Broker Bonus:	
Special Conditions:	None	Contingent:	
Offer by Owner:		Listing Agreement Type:	Exclusive Right To Sell
Offer by Investor:		Limited Service:	No
Distressed Info:	None	Days on Market:	62
		Cumulative DOM:	62

Listing Date:	05/12/2022	Go Live Date:		Temp Off Market Date:	
Contingent Date:	08/10/2022	Cancel Date:		Off Market Date:	08/10/2022
Pending Date:	09/12/2022	Expiration Date:		Status Change Date:	09/19/2022
Sold Date:	09/16/2022	Fallthrough Date:			

Interior Features

Living Areas:	Living Room	Main Heating:	Forced Air; Natural Gas
Dining Areas:	Breakfast Bar; Dining Area	Main Cooling:	Central Air
Extra Room:	Library	Water Heater:	Natural Gas
Guest Facilities:	None	Green Features:	
Laundry:	Laundry Closet	Interior Features:	Dual Pane Windows; Exposed Beams; Interior Steps Y/N: N
Kitchen Features:	# of Ovens: 1; Dishwasher; Gas Cooktop; Gas Oven; Gas Range; Island; Pantry: Cabinet; Refrigerator; Appliance Color: Stainless	Technology:	None
Floor Covering:	Ceramic Tile	Window Coverings:	None
Master Bathroom:	Shower Only	Electric:	Electric Company: TEP
Additional Bathroom:	Shower & Tub	Accessibility Options:	None
# Fireplace-Type:	1-Bee Hive		
Location Fireplace:	Living Room		

Exterior Features

Fence:	Block	Security:	None
Roof:	Built-Up; Tile	View:	Desert; Mountains
Landscape - Front:	Decorative Gravel; Natural Desert	Driveway:	Paved: Gravel
Landscape - Rear:	Decorative Gravel	Water:	City
Patio/Deck:	Covered; Patio	Exterior Features:	None
Pool:	Conventional: Yes	Lot Features:	Adjacent to Wash; North/South Exposure
Spa:	None	Gas:	Natural
Garage/Carport Features:	Attached Garage/Carport; Electric Door Opener	Sewer:	Connected
RV Parking:	None	Neighborhood Features:	None

Comments

Status Comments

Selling Comments

New Construction


Manufactured SFR Information

Sold Information

Sold Price:	775,000	Sold Date:	09/16/2022	Seller Concessions:	11,625
Sold Price/SqFt.:	361.98	How Sold:	Conventional	Seller Paid Repairs:	
Sold Lot Price/SqFt.:	19.34				

Selling Agent:	Name	Primary	Mobile	E-mail
Co Selling Agent:	Non-Member	818-999-5555		
Selling Office:	Non-Member Office	818-999-5555		

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 22218064	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 775,000 Sold Price: 720,000
	Combined SqFt: 2,162 Main House SqFt: 2,162 Guest House SqFt: Source of SqFt: Assessor Bedrooms: 4 Total Baths (Full-1/2): 3 (2-1) Lot Acres: 0.86 Year Built: 1980 Stories: One	Comparable Only Listing: No Area: North Subdivision: Heatherwood Hills (1-72) Community: None Tax Code: 109-18-1290 Tax Year/Taxes: 2021 / 4,132.39 Assessments: 0 Method of Title: Fee (Simple) Range Min - Max: - Co-Op Fee: 3% Variable Commission: No	
	Address: 4583 N Placita De Las Chacras, Tucson, AZ 85718 County: Pima Country: USA Pima County GIS Legal Description: Heatherwood Hills Lot 94 Directions: Swan & River E on River to Avenida Del Cazador, N/1st left Placita De La Chacras to address		
# Garage: 3 # Carport: 0 # of Covered Parking: 3 Unit Level: T/R/S: 13/ 14/ 23 Lot Dimensions: Irregular Lot Acres: 0.86 Lot Sq Ft: 37,331 Lot Size Source: Assessor	Construction: Masonry Stucco Style: Santa Fe Const. Status: Existing Basement: No Horse Property: No Horse Facilities: No List \$/SqFt: 358.46 Lot Size \$/SqFt: 20.76 Road Type: Paved Road Maintenance: County	Municipality/Zoning: Pima County - CR1 School District: TUSD Elementary School: Whitmore Middle School: Doolen High School: Catalina Fire Protection: Included in Taxes FEMA Flood Ins Req: No Municipal Flood Req: No Ownership: Individual Income Property - Current Use: Owner Occupied	
Property Description Amazing Mountain Views!! Nestled in the Foothills and resting on the hill top is this beautiful 4 bedroom 3 bathroom home. Enter thru the Custom (Gated) Winding concrete paver driveway surrounded by lush desert landscaping. Wonderful Great Room with double sided fireplace and formal dining area. Enjoy the spacious family room and cozy up to the Beehive fireplace. The kitchen features a double oven, custom cabinets, gas cook top and SS appliances. Relax in your own private backyard oasis. Splash into the sparkling pool, relax in the spa or practice your golf game at the putting green. The built-in-BBQ and outdoor fireplace is perfect for entertaining. With this tranquil setting and fantastic views, you will never want to leave home. Come take a look!			
Agent Only Remarks Please consider escrow with Lori Balsino. Title Security/Signature Title.6262 N Swan Road Suite 205. Tucson AZ 85718, Tucson, Arizona, 85718. (520) 299-4606. Lori.balsino@titlesecurity.com TEXT ONLY for gate code.			
Showing & Company Information Showing Instructions: TEXT agent for gate code Phone # to Show: MLSSAZ Lockbox: Yes - No Sign In Required - Occupied By: Caretaker Gate Code: Yes			
		Seller Name	
		Seller Phone	
		Occupant Name	
List Agent: 36232-Nicholle Bale Lic#: SA661621000 List Office: 4983-Realty Executives Arizona Territory Lic#: LC640973000 Co-Agent: 39571-Erin Ann Frame Lic#: SA674112000 Co-Office: 4983-Realty Executives Arizona Territory Lic#: LC640973000	Primary: 520-599-2599 520-877-4940 520-268-4789 520-877-4940	Mobile: 520-599-2599 520-268-4789	E-mail: Nicholle@AscentREAgent.com jeffmurtaugh@realtyexecutives.com erin@ascentreagent.com jeffmurtaugh@realtyexecutives.com
Subdivision, HOA & Deed Restrictions CC&Rs: Yes HOA Fees/Month: Green Valley Rec: Age Restrictions: No HOA: No HOA Payment Freq: Deed Restrictions: Yes HOA Recreation Fee:			
Assoc Fees Includes: Association Amenities:			

MLS#: 22218064 Dwelling Type: Residential/Single Family Residence Status: Closed List Price: 775,000 Sold Price: 720,000

Listing Information

Terms: Cash; Conventional; FHA; VA Original Price: 775,000
Submit With Offer: Loan Pre-Qual Co-Op Fee: 3%
Property Disclosures: Unknown Variable Commission: No
Home Protection Plan: Offered: Yes; Plan By: 2-10, Yes Selling Broker Bonus:
Special Conditions: None Contingent:
Offer by Owner: Listing Agreement Type: Exclusive Right To Sell
Offer by Investor: Limited Service: No
Distressed Info: None Days on Market: 13
Cumulative DOM: 13
Listing Date: 06/23/2022 Go Live Date: 07/14/2022 Temp Off Market Date:
Contingent Date: 07/27/2022 Cancel Date: Off Market Date: 07/27/2022
Pending Date: 09/01/2022 Expiration Date: Status Change Date: 09/02/2022
Sold Date: 09/02/2022 Fallthrough Date:

Interior Features

Living Areas: Family Room; Great Room Main Heating: Forced Air; Natural Gas
Dining Areas: Dining Area Main Cooling: Ceiling Fans; Central Air
Extra Room: None Water Heater: Natural Gas
Guest Facilities: None Green Features:
Laundry: Laundry Room Interior Features: Ceiling Fan(s); Central Vacuum; Foyer; Interior Steps Y/N: Y;
Kitchen Features: # of Ovens: 2; Dishwasher; Exhaust Fan; Garbage Disposal; Gas Skylights
Cooktop; Gas Oven; Microwave; Refrigerator; Appliance Color: Technology: Cable TV; Telephone
Stainless Window Coverings: Stay
Floor Covering: Carpet; Ceramic Tile; Mexican Tile Electric: Electric Company: TEP
Master Bathroom: Exhaust Fan Accessibility Options: None
Additional Bathroom: Pedestal Sink(s); Powder Room; Shower & Tub
Fireplace-Type: 3-Bee Hive; Wood Burning
Location Fireplace: Family Room; Living Room; Patio

Exterior Features

Fence: Block Security: Alarm Installed; Gated
Roof: Built-Up - Reflect View: Mountains; Sunrise; Sunset
Landscape - Front: Decorative Gravel; Desert Plantings; Low Care; Natural Desert; Driveway: Paved: Concrete
Shrubs; Trees Water: City
Landscape - Rear: Artificial Turf; Desert Plantings; Low Care; Natural Desert; Exterior Features: BBQ-Built-In; Putting Green
Shrubs; Trees Lot Features: Elevated Lot; Subdivided
Patio/Deck: Covered Gas: Natural
Pool: Conventional: Yes Sewer: Connected
Spa: Conventional Neighborhood Features: Paved Street
Garage/Carport Features: Attached Garage/Carport; Electric Door Opener
RV Parking: Space Available

Comments

Status Comments

Selling Comments

New Construction

Manufactured SFR Information

Sold Information

Sold Price: 720,000 Sold Date: 09/02/2022 Seller Concessions: 0
Sold Price/SqFt.: 333.02 How Sold: Cash Seller Paid Repairs:
Sold Lot Price/SqFt.: 19.29
Name Primary Mobile E-mail
Selling Agent: Patti Inouye 520-331-9432 520-331-9432 pinouye@longrealty.com
Co Selling Agent: Steven W Inouye 520-349-2476 sinouye@longrealty.com
Selling Office: Long Realty Company 520-299-2201 cathye@longrealty.com

EXHIBIT I - QUALIFICATIONS

BAKER, PETERSON, BAKER & ASSOCIATES, INC. serves a wide variety of clients in Arizona, providing real estate appraisal and consultation services relating both to commercial and to residential properties. We also provide a wide variety of appraisal services relating to right of way acquisitions for multiple government agencies across Arizona. These clients include governmental agencies, utility companies, right of way companies, attorneys, CPA's, banks, credit unions, developers, real estate brokers, corporate and legal professionals, and numerous individuals. More than forty years of such services are represented by those presently associated with the firm, which was founded in 1974.

THOMAS A. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 30139). He is a graduate of the University of Arizona, with a Master's Degree in Business Administration (MBA) with a specialty in Real Estate Finance. He holds the MAI and SRA Designations of the Appraisal Institute. He qualifies as an expert witness in United States District Court, the Superior Courts of Pima County, Maricopa County, Pinal County and Santa Cruz County, and United States Bankruptcy Court. He is Past President of the Tucson Chapter of the Society of Real Estate Appraisers and is Past President of the Southern Arizona Chapter of the Appraisal Institute.

SARA R. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. She is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 31679). She holds the MAI and SRA Designations of the Appraisal Institute. She qualifies as an expert witness in the Superior Court of Pima County. She is a Past President of the Appraisal Institute, Southern Arizona Chapter. She graduated from Washington University in St. Louis with a Bachelor's Degree in Comparative Literature and earned a Master's Degree at the University of California at Los Angeles.

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