

APPRAISAL OF



LOCATED AT:

4700 E CALLE CHUECA
TUCSON, AZ 85718-7221

CLIENT:

PIMA COUNTY REAL PROPERTY SERVICES
201 N STONE AVENUE, 6TH FLOOR
TUCSON, AZ, 85701

AS OF:

April 17, 2018

BY:

ROBERT M. WENZEL

JEFFREY TEPLITSKY
PIMA COUNTY REAL PROPERTY SERVICES
201 N STONE AVENUE, 6TH FLOOR
TUCSON, AZ, 85701

File Number: 20180409A1

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


4700 E CALLE CHUECA
TUCSON, AZ 85718-7221

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

In my opinion, the defined value of the property as of April 17, 2018 is:

\$269,000
Two Hundred Sixty-Nine Thousand Dollars

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


ROBERT M. WENZEL

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

JEFFREY TEPLITSKY
PIMA COUNTY REAL PROPERTY SERVICES
201 N STONE AVENUE, 6TH FLOOR
TUCSON, AZ 85701


File Number: 20180409A1

THE SUBJECT PROPERTY IS A NEWLY CREATED PARCEL WITH AN OLDER RANCH STYLE ADOBE BLOCK HOME, AND MINOR HORSE FACILITIES. THE PROPERTY WAS SPLIT FOR PURPOSE OF FLOOD CONTROL AND PUBLIC SAFETY BY THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT. AS A RESULT, THE SUBJECT PROPERTY IS NON CONFORMING TO THE CURRENT ZONING. THE PURPOSE OF THIS REPORT IS FOR LISTING PURPOSES OF THE NEWLY CREATED PARCEL WITH IMPROVEMENTS

4700 E CALLE CHUECA
TUCSON, AZ 85718-7221

April 17, 2018

\$269,000
Two Hundred Sixty-Nine Thousand Dollars


ROBERT M. WENZEL

Residential Appraisal Report

File No. 20180409A1

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.				
	Client Name/Intended User PIMA COUNTY REAL PROPERTY SERVICES		E-mail JEFFREY.TEPLITSKY@PIMA.GOV		
	Client Address 201 N STONE AVENUE, 6TH FLOOR		City TUCSON	State AZ	Zip 85701
	Additional Intended User(s) NO OTHER IDENTIFIED INTENDED USERS NOTED.				
Intended Use TO REPORT THE FAIR MARKET VALUE FOR LISTING PURPOSES.					

SUBJECT	Property Address 4700 E CALLE CHUECA		City TUCSON	State AZ	Zip 85718-7221	
	Owner of Public Record PIMA COUNTY			County PIMA		
	Legal Description SEE ATTACHED					
	Assessor's Parcel # TBD		Tax Year		R.E. Taxes \$ TBD	
	Neighborhood Name FLECHA CAIDA RANCH ESTATES		Map Reference 13S-14E-26		Census Tract 47.24	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
	Prior Sale/Transfer: Date 10/2002		Price		Source(s) ASSESSOR BOOK/PAGE: 11914/846	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) APPRAISER RESEARCHED ASSESSOR AND MLS RECORDS FOR LISTING AND SALES HISTORY FOR THE SUBJECT FOR THE LAST THREE YEARS. THE FOLLOWING IS ANY HISTORY REVEALED BY SAID SEARCH: NONE NOTED. FOR THE READERS REVIEW, I HAVE ATTACHED THE AUTOMATED ASSESSOR RECORDS TO THIS REPORT.					
	Offerings, options and contracts as of the effective date of the appraisal NO OFFERINGS, OPTIONS, AND/OR CONTRACTS WERE NOTED. PRIOR MLS LISTINGS FOUND FROM 2002 AND ATTACHED FOR THE READERS REVIEW.					

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	231	Low	28	Multi-Family	4 %
Neighborhood Boundaries NORTH- SUNRISE DRIVE, EAST- SABINO CANYON ROAD, SOUTH- RILLITO RIVER, WEST- CAMPBELL AVENUE.						430	High	56	Commercial		8 %	
Neighborhood Description See Attached Addendum						318	Pred.	29	Other	VAC	7 %	

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

Dimensions SEE ATTACHED SURVEY		Area 1.74 AC	Shape IRREGULAR	View MTNS,VISTA
Specific Zoning Classification SR		Zoning Description SUBURBAN RANCH. MINIMUM SITE SIZE: 3.31 AC		
Zoning Compliance <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		

Utilities	Public		Other (describe)		Off-site Improvements—Type	Public	Private
	Public	Other (describe)	Public	Other (describe)			
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	ASPHALT	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley	NONE	<input type="checkbox"/> <input type="checkbox"/>
Site Comments See Attached Addendum							

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG	Floors	SALTILLO/AVG
# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	ADOBE/FAIR	Walls	DRYWALL/AVG
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area NONE sq. ft.		Roof Surface	BUILT UP/AVG	Trim/Finish	WOOD/AVG
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish NONE %		Gutters & Downspouts	OVER HANG/FAIR	Bath Floor	SALTILLO/AVG
Design (Style)	RANCH	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	ALUMINUM/AVG	Bath Wainscot	CER TILE/AVG
Year Built	1970			Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	30			Screens	HALF COVER/A	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	NATURAL
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck COV	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Carport	# of Cars 2
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other STBLE	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains:		5 Rooms	3 Bedrooms	2 Bath(s)	1,711 Square Feet of Gross Living Area Above Grade		
Additional Features SKY LIGHTS, CEILING FANS, WROUGHT IRON SECURITY DOOR, IRRIGATION SYSTEM, 40' X 50' STABLE.							

IMPROVEMENTS	Comments on the Improvements See Attached Addendum	

Residential Appraisal Report

File No. 20180409A1

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
4700 E CALLE CHUECA Address TUCSON		5650 E CALLE DEL CIERVO TUCSON, AZ 109-27-0580			4535 N CAMINITO CALLADO TUCSON, AZ 108-23-0300			7221 E CLAYRIDGE DR TUCSON, AZ 114-17-0860		
Proximity to Subject		APPROX. 1.13 MILES NE			APPROX. 3.4 MILES NW			APPROX. 3.15 MILES NE		
Sale Price		\$ 255,000			\$ 267,000			\$ 284,000		
Sale Price/Gross Liv. Area		\$ 135.14 sq. ft.			\$ 161.23 sq. ft.			\$ 157.69 sq. ft.		
Data Source(s)		INSPECTION MLS# 21705307; DOM: 4			MLS# 21709653; DOM: 124			MLS# 21708746; DOM: 3		
Verification Source(s)		ASSESSOR ASSESSOR/AGENT			ASSESSOR/AGENT			ASSESSOR/AGENT		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions	N/A	CASH;\$0 SHORT SALE			CONV;\$5300 ARMS LENGTH			CONV;\$0 ARMS LENGTH		
Date of Sale/Time	N/A	06/2017		22,950	09/2017		12,015	05/2017		29,820
Location	FLECHA CAIDA	LA BUENA		-10,000	LOS RANCHOS PERKINS		-10,000	QUAIL CANYON		-10,000
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	1.74 AC	0.71 AC			0.57 AC			0.45 AC		
View	MTNS,VISTA	RESIDENTIAL		20,000	MTNS,VISTA			MTNS		10,000
Design (Style)	RANCH	RANCH			RANCH			RANCH		
Quality of Construction	FAIR	FAIR			FAIR			FAIR		
Actual Age	48	45			56			34		
Condition	FAIR-AVG	FAIR-AVG			FAIR-AVG			GOOD		-15,000
Above Grade Room Count	Total Bdrms Baths 5 3 2	Total Bdrms Baths 6 4 2			Total Bdrms Baths 5 3 2			Total Bdrms Baths 5 3 2		
Gross Living Area 45.00	1,711 sq. ft.	1,887 sq. ft.		-7,900	1,656 sq. ft.		0	1,801 sq. ft.		0
Basement & Finished Rooms Below Grade	NONE NONE	NONE NONE			NONE NONE			NONE NONE		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA/REF	FWA/REF			FWA/REF			FWA/REF		
Energy Efficient Items	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Garage/Carport	2CCPT	2CCPT			2CCPT			2 CAR GARAGE		-6,000
Porch/Patio/Deck	COV. PATIO	COV. PATIO			COV. PATIO			COV. PATIO		
Fireplace(s)	1 FIREPLACE	1 FIREPLACE			1 FIREPLACE			1 FIREPLACE		
Amenities	STABLE	POOL		-8,000	NONE			NONE		
Upgrades	APPLS-MISC	SUP APPLNC		-2,000	SIMILAR			SUP INTR FNSHS		-20,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 15,050	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 2,015	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 11,180
Adjusted Sale Price of Comparables		Net Adj. 5.9% Gross Adj. 27.8%		\$ 270,050	Net Adj. 0.8% Gross Adj. 8.2%		\$ 269,015	Net Adj. -3.9% Gross Adj. 32.0%		\$ 272,820

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 269,000

COST APPROACH TO VALUE	
Site Value Comments	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
Source of cost data	Dwelling 1,711 Sq. Ft. @ \$ = \$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	Garage/Carport 368 Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$
	Less Physical Functional External
	Depreciation = \$ ()
	Depreciated Cost of Improvements = \$
	"As-is" Value of Site Improvements = \$
	INDICATED VALUE BY COST APPROACH = \$

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)	

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

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

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 04/17/2018, which is the effective date of this appraisal, is:

Single point \$ 269,000 Range \$ _____ to \$ _____ Greater than Less than \$ _____

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

APPRAISAL BASED ON CASH OR CASH EQUIVALENT TERMS.

Scope of Work, Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

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

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

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

HIGHEST AND BEST USE ANALYSIS: IN THE SITE SECTION OF THE URAR, A HIGHEST AND BEST USE CONCLUSION WAS REPORTED. THE HIGHEST AND BEST USE IS THAT REASONABLE AND PROBABLE USE THAT SUPPORTS THE HIGHEST PRESENT USE, AS DEFINED ON THE EFFECTIVE DATE OF THIS APPRAISAL REPORT. ALTERNATELY, IT IS THAT USE, FROM AMONG REASONABLY PROBABLE AND LEGAL ALTERNATIVE USES, FOUND TO BE PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, FINANCIALLY FEASIBLE, AND WHICH RESULTS IN HIGHEST LAND VALUE. BASED ON CURRENT MARKET CONDITIONS, THE EXISTING STRUCTURE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE, AS IF VACANT, WOULD BE TO CONSTRUCT A SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY HAS DEFERRED MAINTENANCE, AND WOULD BENEFIT FROM REMODELING AND UPDATING, ALONG WITH REPAIRING THE EXTERIOR FACIA BOARDS.

SUBJECT SITE: ANY SLIGHT VARIANCE IN TOTAL SITE AREA WILL NOT HAVE ANY EFFECT ON THIS APPRAISERS OPINION OR CONCLUSIONS REGARDING THE SITE.

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

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

Appraiser's Certification

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

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

Additional Certifications:

Definition of Value: [X] Market Value [] Other Value:

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

THE MOST PROBABLE PRICE, AS OF A SPECIFIC DATE, IN CASH, OR IN TERMS EQUIVALENT TO CASH, OR IN OTHER PRECISELY REVEALED TERMS, FOR WHICH THE SPECIFIED PROPERTY RIGHTS SHOULD SELL AFTER REASONABLE EXPOSURE IN A COMPETITIVE MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, WITH THE BUYER AND SELLER EACH ACTING PRUDENTLY, KNOWLEDGEABLY, AND FOR SELF-INTEREST, AND ASSUMING THAT NEITHER IS UNDER DURESS.

ADDRESS OF THE PROPERTY APPRAISED:
4700 E CALLE CHUECA
TUCSON, AZ 85718-7221
EFFECTIVE DATE OF THE APPRAISAL: 04/17/2018
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 269,000

APPRAISER

Signature: [Handwritten Signature]
Name: ROBERT M. WENZEL
Company Name: WEISSENBORN APPRAISAL
Company Address: 326 S CONVENT AVENUE
TUCSON, AZ 85701
Telephone Number: 520-792-8200
Email Address: INFO@WEISSENBORNAPPRAISAL.COM
State Certification # 21933
or License #
or Other (describe): State #:
State: AZ
Expiration Date of Certification or License: 08/31/2018
Date of Signature and Report: 05/30/2018
Date of Property Viewing: 04/17/2018
Degree of property viewing:
[X] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
[] Interior and Exterior [] Exterior Only [] Did not personally view

ADDENDUM

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

Zip: 85718-7221

Neighborhood Description

THE SUBJECT IS LOCATED IN THE NORTHERN PORTION OF METRO TUCSON IN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD. HOMES IN THE AREA ARE A MIX OF SEMI-CUSTOM, AND TRACT HOMES. SHOPPING, SCHOOLS, AND OTHER URBAN AMENITIES ARE LOCATED WITHIN CONVENIENT DISTANCES. NO ADVERSE INFLUENCES NOTED.

THIS AREA IS MORE COMMONLY REFERRED TO AS THE "FOOTHILLS". KNOWN FOR THE ROLLING TOPOGRAPHY, AND PROXIMITY TO THE MOUNTAINS AFFORDING MOST RESIDENCES WITH GOOD MOUNTAIN VIEWS AND SOME WITH CITY SKYLINE VIEWS.

Neighborhood Market Conditions

THE MEDIAN SALES PRICE REFLECTS AN INCREASING TREND OVER THE PAST TWELVE, SIX, AND THREE MONTH PERIODS. THE AVERAGE LIST PRICE TO SALES PRICE RATIO HAS DECREASED TO 97%. IF THE SUBJECT PROPERTY IS LISTED FOR SALE, ON AVERAGE, THREE PERCENT OF THE LIST PRICE IS LOST TO NEGOTIATIONS, AND SHOULD BE ACCOUNTED FOR ACCORDINGLY. CONCESSIONS IN THIS MARKET AVERAGE 2-3%. FOR THE READERS REVIEW, I HAVE ATTACHED THE STATISTICAL REPORT. THE REPORT REFLECTS THE NARROWED SEARCH PARAMETERS UTILIZED ALONG WITH THE TREND ANALYSIS.

Site Comments

THE SUBJECT PARCEL SIZE DOES NOT MEET THE CURRENT ZONING REQUIREMENTS, AND IS CONSIDERED TO BE LEGAL NONCONFORMING. THE PARCEL ABUTS A MAJOR ARTERIAL ROADWAY KNOWN AS SWAN ROAD AND SUFFERS FROM ASSOCIATED NOISE AND IS CONSIDERED TO BE AN EXTERNAL OBSOLESCENCE.

ADDITIONALLY, THE SUBJECT HAS POWER LINES IN THE VIEW TOWARDS THE CITY/VISTA VIEW.

THE SUBJECT PARCEL IS PHYSICALLY INFERIOR TO THE GENERAL MARKET IN THIS NEIGHBORHOOD DUE TO THE LACK OF USABLE LAND FOR PERSONAL ENJOYMENT. THE MAJORITY OF THE PARCEL IS A STEEP GRADE TOWARDS THE RILLITO RIVER. SEE ATTACHED PHOTOS.

THE SUBJECT PROPERTY HAS A SEPTIC SYSTEM, AND NOT CONSIDERED TO BE ADVERSE. NO IMMEDIATE CONNECTION IS AVAILABLE TO THE SEWER, THE LINE IS LOCATED APPROX. 265' EAST OF THE SUBJECT PROPERTY.

THE PARCEL ALSO INCLUDES A LARGE 40' X 50' DILAPIDATED STABLE WITH TURNOUT AREA. THE STRUCTURE HAS BEEN ABANDONED FOR APPROX. 16 YEARS. AS WE WILL DISCUSS LATER IN THIS REPORT, THE STRUCTURE HAS LIMITED CONTRIBUTORY VALUE TO THE PROPERTY DUE TO THE CONDITION AND ASSOCIATED COST TO BRING THE BUILDING BACK TO FUNCTIONAL AND SAFE CONDITION.

THE LOWER PORTION OF THE SUBJECT PARCEL INCLUDES A RIPARIAN AREA. THIS AREA INCLUDES THE STABLE IMPROVEMENT. THE LOWER PORTION OF THE PARCEL HAS DEVELOPMENT RESTRICTIONS.

FOR THE READERS REVIEW, I HAVE ATTACHED THE SURVEY, AN AERIAL VIEW, PIMA COUNTY FLOOD MAP, AND THE ZONING MAP.

Quality and Condition of Property

THE OVERALL CONDITION OF THE PROPERTY IS CONSIDERED TO BE IN FAIR-AVERAGE CONDITION WITH LIMITED UPDATING. THE QUALITY IS NOTED AS FAIR AS PER MARSHALL & SWIFT. AT THE TIME OF INSPECTION, THE UTILITIES WERE CONNECTED. UPDATES INCLUDE: WATER HEATER; HVAC SYSTEM; SOME PLUMBING. THE PROPERTY HAS A CONCRETE SLAB WHERE IT APPEARS AN ABOVE GROUND SPA WAS ONCE PLACED. THE OLD MOTOR AND WATER LINES ARE STILL PRESENT.

WOOD ROT WAS OBSERVED IN AREAS ON THE EXTERIOR OF THE HOUSE, MORE SPECIFICALLY ON THE CARPORT BEAM AND FACIA BOARDS.

THIS REPORT IS BASED UPON THE "AS IS" CONDITION.

FOR THE READERS REVIEW, I HAVE ATTACHED SEVERAL ADDITIONAL INTERIOR AND EXTERIOR PHOTOS ALONG WITH A DETAILED SKETCH ADDENDUM.

REMODELING/REHABING THE IMPROVEMENTS WOULD ENHANCE THE OVERALL MARKETING APPEAL.

Comments on Sales Comparison

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

THE ADJUSTMENTS MADE THROUGH THE PAIRED SALES ANALYSIS IS BASED UPON THE QUALITATIVE ANALYSIS OBSERVED IN THIS MARKET BY THE TYPICAL BUYER.

I HAVE CONSIDERED RELEVANT COMPETITIVE LISTINGS AND/OR CONTRACT OFFERINGS IN THE PERFORMANCE OF THIS APPRAISAL AND IN THE TRENDING INFORMATION REPORTED IN THE SECTION. IF A TREND IS INDICATED, I HAVE ATTACHED AN ADDENDUM PROVIDING RELEVANT COMPETITIVE LISTINGS/CONTRACT OFFERING DATA.

NO ADDITIONAL ADJUSTMENT FOR THE FOURTH BEDROOM OF COMPARABLE ONE, THE DOWNWARD ADJUSTMENT FOR THE LARGER GROSS LIVING AREA INCORPORATES THE ADDITIONAL SPACE/ROOM. COMPARABLE ONE IS IN SIMILAR OVERALL CONDITION, HOWEVER, THE APPLIANCES ARE CONSIDERED TO BE SUPERIOR AND A DOWNWARD ADJUSTMENT WAS FOUND WARRANTED.

COMPARABLES ONE AND TWO BOTH HAVE OVERALL SIMILAR CONDITIONS AND LACK OF UPDATING.

COMPARABLES ONE, TWO, AND THREE ARE LOCATED ON INTERIOR PARCELS AND CONSIDERED TO BE SUPERIOR IN THE LOCATION. WHILE COMPARABLE FOUR BACKS TO CRAYCROFT ROAD AND COMPARABLE FIVE ABUTS RIVER ROAD. COMPARABLE FOUR HAS SIMILAR VIEWS OF ELECTRIC LINES SIMILAR TO THE SUBJECT PROPERTY, TO WHICH THE MARKET DID NOT INDICATE AN ADJUSTMENT WAS WARRANTED FOR THE VIEW CONTAINING ELECTRIC LINES. COMPARABLES THREE AND FIVE REFLECT HOMES WHICH HAVE EXPERIENCED REMODELS AND UPDATING, REFLECTING THE MARKET IF THE SUBJECT PROPERTY WERE TO BE REMODELED AND UPDATED. COMPARABLE FOUR HAS SOME UPDATING, HOWEVER, HAS NOT

ADDENDUM

Client: PIMA COUNTY REAL PROPERTY SERVICES

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Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

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EXPERIENCED THE TYPICAL FULL REMODELS WHICH INCLUDE BATHROOMS AND KITCHENS. COMPARABLE FOUR IS THE MOST RECENT DATE OF SALE OF OVERALL SIMILAR PROPERTIES TO THE SUBJECT. EACH OF THE COMPARABLES WERE SELECTED TO REFLECT THE MARKET'S VIEWS OF THE ATTRIBUTES AND AMENITIES OF THE SUBJECT PROPERTY. THE ADJUSTMENT FOR THE GROSS LIVING AREAS HAS A PLUS/MINUS CUT OFF POINT OF 100 SF, AND TYPICAL FOR THE MARKET.

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

DATE OF SALE ADJUSTMENTS TAKEN FROM THE ATTACHED STATISTICAL REPORT. THE GROSS ADJUSTMENTS OF COMPARABLES ONE AND THREE EXCEED THE TYPICAL UNDERWRITING GUIDELINES OF 25%, HOWEVER, THIS IS DUE TO THE INCREASING MARKET CONDITIONS AND THE ASSOCIATED DATE OF SALE ADJUSTMENTS AND NOT CONSIDERED TO BE ADVERSE.

Reasons for non-development of a value approach

THE SUBJECT PROPERTY IS LOCATED IN A PREDOMINATELY OWNER OCCUPIED NEIGHBORHOOD AND HAS LIMITED OVERALL RENTAL DATA FROM THIS MARKET. THE INCOME APPROACH TO VALUE HAS NOT BEEN DEVELOPED. THE COST APPROACH TO VALUE HAS NOT BEEN DEVELOPED DUE TO THE AGE OF THE IMPROVEMENTS AND IN ESTIMATING DEPRECIATION, ALONG WITH ESTIMATING THE EXTERNAL AND FUNCTIONAL OBSOLESCENCE, THE COST APPROACH TO VALUE IS NOT CONSIDERED TO BE RELIABLE FOR THE CASE OF THE SUBJECT PROPERTY. THE SALES COMPARISON APPROACH TO VALUE BEST REPRESENTS THE CURRENT MARKET CONDITION AND THE TYPICAL BUYERS REACTIONS TO THE MARKET AND IS THE BEST SOURCE OF FAIR MARKET VALUE FOR THE SUBJECT PROPERTY.

Final Reconciliation

THE SALES COMPARISON ANALYSIS INDICATES VALUES BUYERS AND SELLERS ARE WILLING TO ACCEPT IN THE MARKET PLACE AND IS THE BEST SOURCE OF DATA FOR MARKET VALUE OF THE SUBJECT PROPERTY; THE MOST WEIGHT OF THE VALUE CONCLUSION WAS PLACED ON THE SALES COMPARISON APPROACH; THE FINAL RECONCILED VALUE OF THE SALES COMPARISON APPROACH IS NOT BASED SOLELY ON THE ACTIVE AND PENDING SALES IN THIS MARKET.

MY OPINION OF MARKET VALUE IS BASED ON OBJECTIVE OBSERVATIONS OF THE COLLECTIVE ACTIONS OF THE MARKET. THE FINAL RECONCILED VALUE OF THIS REPORT REPRESENTS THE MOST PROBABLE PRICE FOR THE SUBJECT PROPERTY AS OF THE SPECIFIED DATE 04/17/2018, WITH BUYERS AND SELLERS ACTING PRUDENTLY WITHOUT UNDUE DURESS IN A COMPETITIVE OPEN MARKET IN TERMS OF CASH OR CASH EQUIVALENT WITH REASONABLE EXPOSURE TIME.

THE SUBJECT'S VALUE IS WITHIN THE RANGE OF VALUES FOR THE NEIGHBORHOOD.

THE SUBJECT PROPERTY INDICATED VALUE IS BELOW WITH THE NEIGHBORHOOD PREDOMINATE VALUE DUE TO THE LOCATION, THE DEFERRED MAINTENANCE, AND LACK OF UPDATING.

THE FINAL VALUE IS ALSO SUPPORTED BY TREND ANALYSIS AS WELL AS COMPETITIVE PRICE PER SQUARE FOOT FIGURES IN THE NEIGHBORHOOD.

THE REASONABLE RANGE OF VALUE FOR THE SUBJECT PROPERTY WAS NOTED AT \$269,000 TO \$280,000.

STATISTICAL ANALYSIS

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/ List Price	Combined SqFt	List Price Per Combined SqFt	Sold Price Per Combined SqFt	Days on Market	Cumulative Days on Market	
Active Contingent	6	2,079,700	0	Low	319,900	0	0.00	1,509	182.31	0.00	2	
				Avg	346,617	0	0.00	1,750	198.98	0.00	12	12
				High	369,900	0	0.00	1,865	231.88	0.00	25	25
Closed	20	6,485,650	6,350,900	Low	224,900	231,000	0.92	1,495	122.63	125.95	2	2
				Avg	324,282	317,545	0.98	1,770	183.00	179.21	42	60
				High	469,000	430,000	1.03	1,900	247.89	227.27	204	241
Overall	26	8,565,350	6,350,900	Low	224,900	231,000	0.92	1,495	122.63	125.95	2	2
				Avg	329,437	317,545	0.98	1,766	186.69	179.21	35	49
				High	469,000	430,000	1.03	1,900	247.89	227.27	204	241

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Pending', 'Signature Pending', 'Cancellation Provision', 'Pending Short Sale Approval', 'Active Contingent'; Main House SqFt between 1300 and 1900; Dwelling Type of 'Single Family Residence'; Year Built between 0 and 1990; # of Stories of 'Single'; Pending Date between '04/17/2017' and '04/17/2018'; Sold Date between '04/17/2017' and '04/17/2018'.



Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	4/17/2017 - 10/16/2017	10/17/2017 - 1/16/2018	1/17/2018 - 4/17/2018
Total # of Comparable Sales (Settled)	12	4	4
Absorption Rate (Total Sales/Months)	2.00	1.33	1.33
Total # of Active Listings	2 (Active on 10/16/2017)	4 (Active on 1/16/2018)	3 (Active on 4/17/2018)
Months of Housing Supply (Total Listings / Ab. Rate)	1	3.01	2.26
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	300,000	314,450	354,000
Median Comparable Sales DOM	27	48	18
Median Comparable List Price	336,125	364,700	335,000
Median Comparable Listings DOM	14.5	17.5	16
Median Sale Price as % of List Price	99.00 %	100.00 %	97.00 %

LOCATION MAP

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

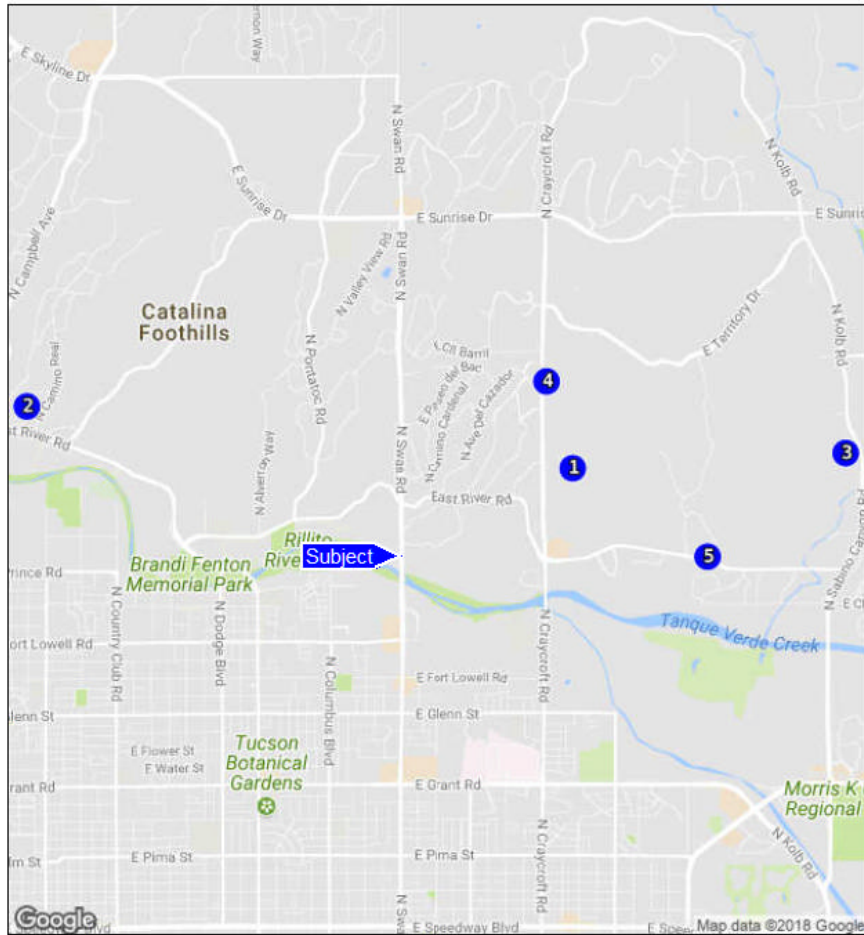
Zip: 85718-7221

flexmls Web

<https://tar.flexmls.com/cgi-bin/mainmenu.cgi>

Street Map

5 Properties



Legend

1. 5650 E Calle Del Ciervo, Tucson, AZ 85750(21705307)
2. 4535 N Caminito Callado, Tucson, AZ 85718(21709653)
3. 7221 E Clayridge Drive, Tucson, AZ 85750(21708746)
4. 4621 N Paseo Sonoyta, Tucson, AZ 85750(21800211)
5. 3651 N Four Winds Drive, Tucson, AZ 85750(21716391)

FLOORPLAN SKETCH

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

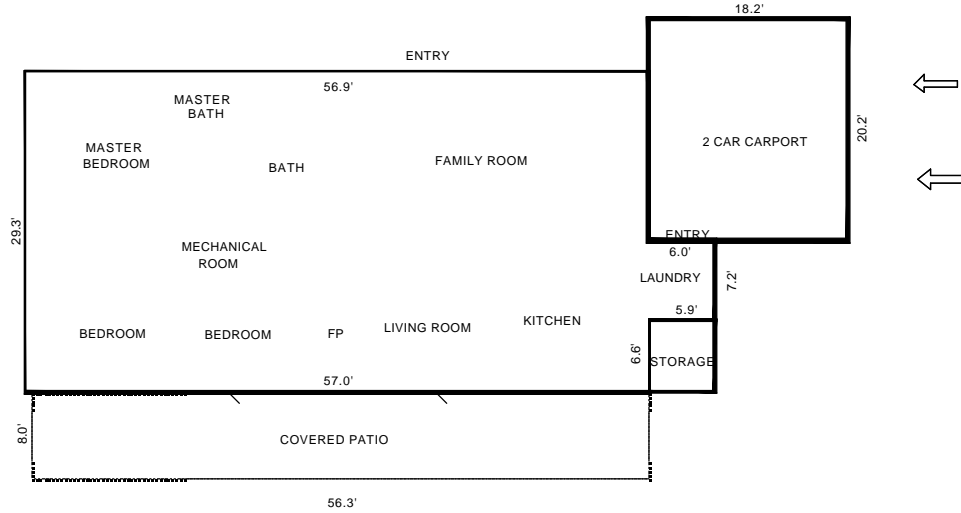
Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

State: AZ

Zip: 85718-7221



Seabhy/Apex/™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1711.0	1711.0
P/P	COVERED PATIO	450.4	450.4
GAR	2 CAR CARPORT	367.6	367.6
OTH	STORAGE	38.9	38.9
Net LIVABLE Area		(Rounded)	1711

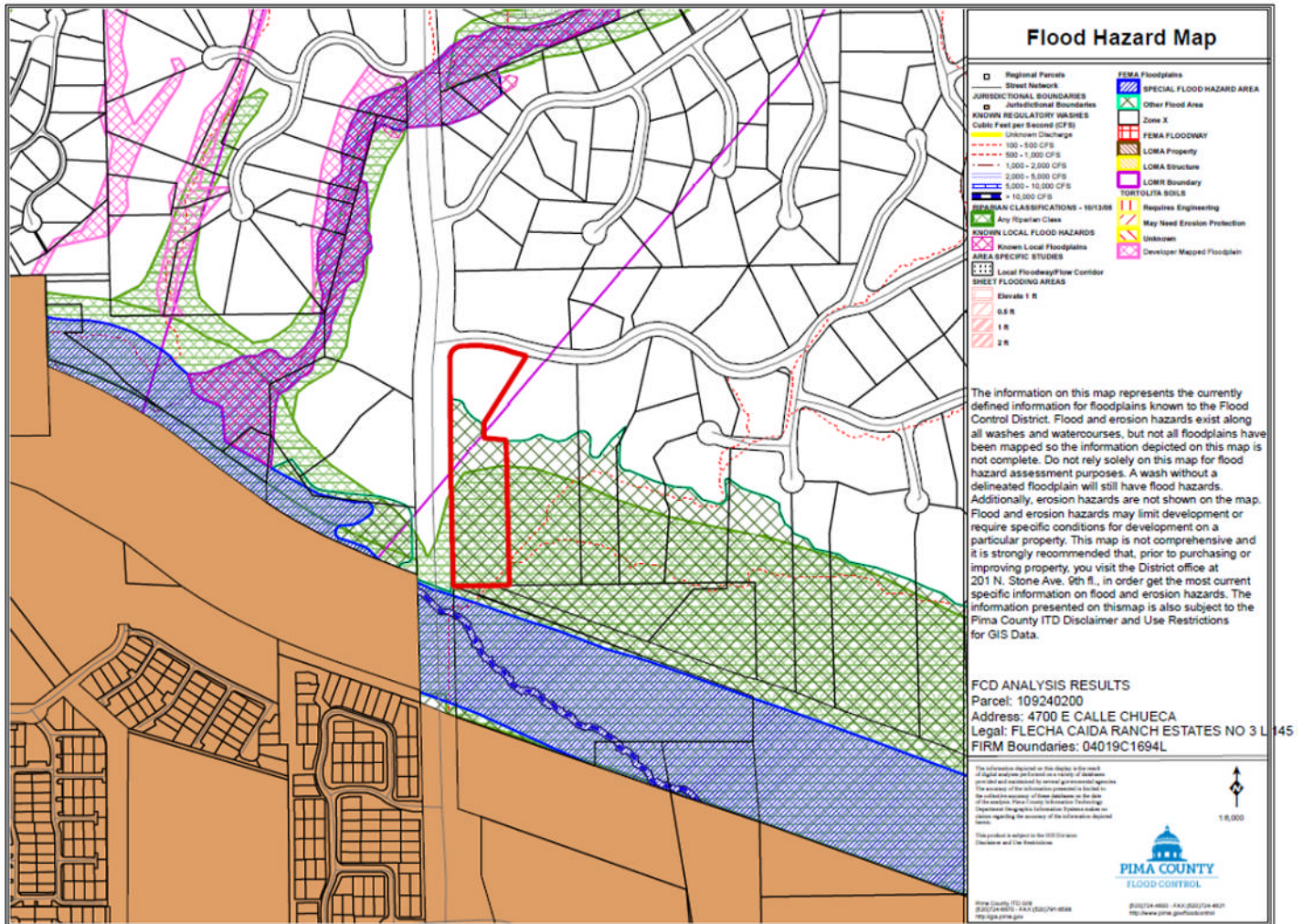
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
7.2	x	62.9	452.9
15.5	x	56.9	882.0
6.6	x	57.0	376.2
3 Items			(Rounded) 1711

Client: PIMA COUNTY REAL PROPERTY SERVICES
 Property Address: 4700 E CALLE CHUECA
 City: TUCSON

File No.: 20180409A1
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AERIAL VIEW

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON


State: AZ

Zip: 85718-7221



Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221

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

MLS#: 2213575	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 309,000	Sold Price: 300,000
	Combined SqFt:	1,687	Area:	North
	Main House SqFt:	1,687	Subdivision:	Flecha Caida Ranch Estates NO. 3
	Guest House SqFt:		Community:	None
	Source of SqFt:	Assessor	Tax Code:	109-24-0200
	Bedrooms:	3	Tax Year/Taxes:	2001 / 1,880
	Total Baths (Full-1/2):	2 (2-0)	Assessments:	0
	Lot Acres:	4.35	Method of Title:	Fee (Simple)
	Year Built:	1970	Range Min - Max:	-
	Stories:	Single		

Address: 4700 E CALLE CHUECA, Tucson, AZ 85718
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: LOT 145 OF FLECHA CAIDA RANCH ESTATES NO. 3; EXCEPT PART CONVEYED TO PIMA COUNTY.
Directions: RIVER/SWAN SOUTH TO (SECOND STREET ON LEFT) CALLE CHUECA TO ADDRESS.

# Garage	0	Construction	Burnt Adobe	Municipality/Zoning	Tucson - SR
# Carport	2	Style	Ranch	School District	TUSD
# of Covered Parking	2	Const. Status	Existing	Elementary School	Whitmore
T/R/S	13/ 14/ 26	Basement	No	Middle School	Fort Lowell/Townsend
Lot Dimensions		Horse Property	Yes	High School	Catalina
Lot Acres	4.35	Horse Facilities	Yes	Fire Protection	None
Lot Sq Ft	189,486	List \$/SqFt	183.17	FEMA Flood Ins Req	No
Lot Size Source	Assessor	Lot Size \$/SqFt	1.63	Municipal Flood Req	
		Road Type	Paved	Ownership	
		Road Maintenance			

Property Description
 CHARMING, HILLTOP, BURNT ADOBE ON 4.35 ACRE HORSE PROPERTY. 3 BEDROOM/2 BATH RANCH HOUSE WITH MEXICAN TILE FLOORS & TALAVERA COUNTERS. ORIGINAL, HORSE MOTIF, WROUGHT IRON ADORNMENTS, ADD TO THE OLD WEST AMBIANCE. PANORAMIC CITY, MOUNTAIN & SUNSET VIEWS. THE HORSE FACILITIES INCLUDE AN 8 STALL, BLOCK, BREEZEWAY BARN, LIGHTED ARENA, 4 IRRIGATED PASTURES, WASH RACK & ACCESS TO ENDLESS RILLITO RIVER RIDING, FROM THE BACK GATE. GIDDYUP & GET THERE!

Agent Only Remarks
 THE BUILDING KNOWN AS THE WATERING HOLE, THE SAUNA, & HOT TUB IN AS IS. NO WARRANTIES IMPLIED OR OTHERWISE.

Showing & Company Information				
Showing Instructions	COURTESY CALL	Seller Name	MIKE/MARY ANN	
Phone # to Show	520-906-1193	Seller Phone		
MLSSAZ Lockbox	Yes	Occupant Name		
Occupied By	Owner			
Gate Code				
	Name	Primary	Mobile	E-mail
List Agent	6960-Helene Fitz J Pfitzer Lic#: SA114411000	520-906-1193		homesbyhelene@yahoo.com
List Office	16706-Long Realty Company Lic#: CO000192008	520-299-2201		lmance@longrealty.com
Co-Agent	- Lic#:			
Co-Office	- Lic#:			

Subdivision, HOA & Deed Restrictions			
CC&Rs:	HOA Fees/Month: 4	Green Valley Rec:	Age Restrictions: No
HOA:	HOA Recreation Fee:		Deed Restrictions: Yes
Assoc Fees Includes:			
Association Amenities:			

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221

MLS#: 2213575	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 309,000	Sold Price: 300,000
Listing Information				
Terms: Submit All	Original Price: 309,000			
Submit With Offer:	Co-Op Fee: 3			
Property Disclosures: Unknown	Variable Commission: Yes			
Home Protection Plan: Plan By: AHS,	Selling Broker Bonus:			
Special Conditions:	Contingent:			
Offer by Owner:	Exclusive Agency:			
Offer by Investor:	Limited Service:			
Distressed Info:	Days on Market: 149			
	Cumulative DOM: 237			
Listing Date: 05/29/2002	Cancel Date:	Temp Off Market Date:		
Contingent Date:	Expiration Date:	Off Market Date: 10/25/2002		
Pending Date: 10/08/2002	Fallthrough Date:	Status Change Date: 10/29/2002		
Sold Date: 10/25/2002				
Interior Features				
Living Areas: Off Kitchen	Main Heating: Forced Air - Gas			
Extra Room: Other	Main Cooling: AC Central			
Guest Facilities: None	Water Heater:			
Dining Room: Area	Green Features:			
Breakfast: Bar	Interior Features: Interior Steps Y/N: N			
Laundry: Dryer; Room; Washer	Technology: Cable TV			
Kitchen Features: Dishwasher; Refrigerator; Oven	Window Coverings: Stay			
Floor Covering: Mexican Tile	Electric:			
Bathroom Features:	Accessibility Options: Disability Adapted: No			
# Fireplace-Type: 1-				
Location Fireplace: Family Room				
Exterior Features				
Fence: Other: Combo	Security: Bars			
Roof: Built-Up - Reflect	View:			
Landscape - Front: Low Care	Driveway:			
Landscape - Rear: Low Care	Water: City			
Patio/Deck: Covered	Exterior Features:			
Pool: None	Lot Features: Subdivided Lots			
Spa: Hot Tub	Gas:			
Garage/Carport Features:	Sewer: Septic			
RV Parking: Short Term	Neighborhood Features: Athletic Facilities; Lighted			
Comments				
Status Comments				
Selling Comments				
New Construction				
Manufactured SFR Information				
Sold Information				
Sold Price: 300,000	Sold Date: 10/25/2002	Seller Concessions:		
Sold Price/SqFt.: 177.83	How Sold: Conventional	Seller Paid Repairs:		
Sold Lot Price/SqFt.: 1.58				
Selling Agent: Helene Fitz J Pfitzer	Primary: 520-906-1193	Mobile:	E-mail: homesbyhelene@yahoo.com	
Co Selling Agent:				
Selling Office: Long Realty Company	520-299-2201		lmance@longrealty.com	

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221

LOCATION

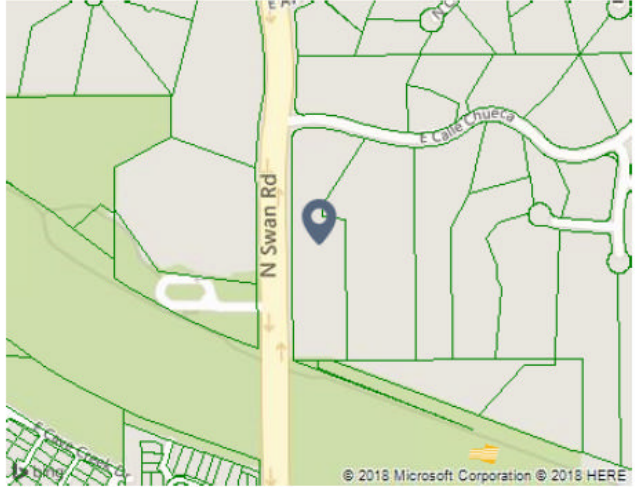
Property Address	4700 E Calle Chueca Tucson, AZ 85718-7221
Subdivision	Flecha Calda Ranch Estates No 3
Carrier Route	C036
County	Pima County, AZ

PROPERTY SUMMARY

Property Type	County Exempt
Land Use	9610: County Residential Property
Improvement Type	Single Family Home
Square Feet	1685

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	109-24-0200
Township	13S
Range	14E
Section	26
2010 Census Trct/Blk	47.24/2
Assessor Roll Year	2017



CURRENT OWNER

Name	Pima County
Mailing Address	No Address Available

SALES HISTORY THROUGH 04/19/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
10/28/2002		Pima County				11914/846 20022080259

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2018	Assessment Year	2018
Appraised Land	\$111,000	Assessed Land	
Appraised Improvements	\$145,605	Assessed Improvements	
Total Tax Appraisal	\$256,605	Total Assessment	\$38,490
Tax Area	0100	%Improvement	57%
		Exempt Amount	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Client: PIMA COUNTY REAL PROPERTY SERVICES	File No.: 20180409A1
Property Address: 4700 E CALLE CHUECA	Case No.:
City: TUCSON	State: AZ Zip: 85718-7221

Property Report for 4700 E CALLE CHUECA, cont.

Type	Single Family Home	Condition	Sound	Units
Year Built		Effective Year Built	1970	Stories
BRs		Baths		Rooms
Total Sq. Ft.	1,685			7

Building Square Feet (Living Space)	Building Square Feet (Other)
-------------------------------------	------------------------------

- CONSTRUCTION

Quality	Above Average	Roof Framing	
Shape		Roof Cover Deck	Built-Up/Wood
Partitions		Cabinet Millwork	
Construction		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Refrigeration
Exterior Wall	Adobe	Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

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

PROPERTY CHARACTERISTICS: LOT

Land Use	9610: County Residential Property	Lot Dimensions	
Block/Lot	/145	Lot Square Feet	
Latitude/Longitude	32.273696°/-110.891916°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Tucson Unified School District
Zoning Code	SR- Suburban Ranch Zone		
Owner Type			

LEGAL DESCRIPTION

Subdivision	Flecha Caida Ranch Estates No 3	Plat Book/Page	12/81
Block/Lot	/145	Tax Area	0100

REFLECTING NEWLY RECORDED EASEMENT LOCATION

Client: PIMA COUNTY REAL PROPERTY SERVICES

File No.: 20180409A1

Property Address: 4700 E CALLE CHUECA

Case No.:

City: TUCSON

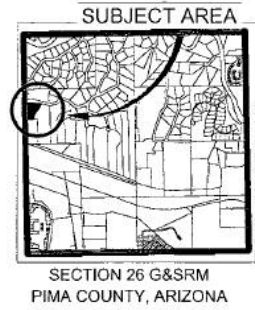
State: AZ

Zip: 85718-7221

EXHIBIT A

SECTION 26
TOWNSHIP 13 SOUTH
RANGE 14 EAST

 PORTION OF PARCEL
109-24-0200



**PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT**

18014

DRAWING NOT TO SCALE

DRAWN BY: RFREER

DATE: APR 2018