



Last Sold **5/4/2022** Pool **No**  
 Last Sale Price **\$51,900**  
 Owner **TRIUMPH PROPERTY LLC**  
 Mailing **11011 N 92ND ST SUITE 2157**  
**SCOTTSDALE, Arizona 85260**  
**Lot 119.62 Acres / 5210447 Sqft**  
 Year Built **-**  
 SqFt **-**  
 Class **-**  
 Added Attached **None**  
 Added Detached **None**

Subdivision --				City Zone -	
Improved Lots	-	Single Story	-	Avg Sqft	-
With Pool	-	Multiple Story	-	Avg Lot	-
Year Built	---			[PAD] Planned Area	<b>100%</b>
				Development Zoning Districts	

Tax Assessment								
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$13,167	\$19,970	\$19,970	\$19,970	\$19,970	\$19,970	\$59,303	\$59,303
FCV Total	\$13,167	\$19,970	\$19,970	\$19,970	\$19,970	\$19,970	\$59,303	\$59,303
YoY Change %	0%	52%	0%	0%	0%	0%	197%	0%
Assessed FCV	\$0	\$0	\$2,996	\$2,996	\$2,996	\$2,996	\$8,895	\$8,895
LPV Total	\$13,167	\$13,825	\$14,517	\$15,242	\$16,004	\$16,804	\$17,644	\$18,526
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$233	\$230	\$239	\$248	\$245	\$256	\$0	\$0

Deed History										
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #	
5/4/2022	Triumph Property Llc	John Thies	\$51,900	\$51,900	\$0	Warranty	All Cash	-	0000011234	

Flood Zone		
Map Number	04003C2830F	(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	8/28/2008	
Panel	2830F	
FEMA Zone	X	

Additional Information	
Parcel	101-49-020
County	Cochise
MCR Number	-
Municipality	Cochise - COUNTY
Section / Township / Range	05 / 24 / 25
Lot / Block / Tract	25 / 24 / 0
Census Tract / Block	001100 / 2023
Tax Area	200
Latitude, Longitude	31.3708285145336, -109.828188424374
Property Type	(0004) VAC UNDETERMIN RURAL NON-SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Bisbee Unified District
Legal Description (Abbrev)	SENW E2SW SEC 5-24-25 119.70AC



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 Mailing **11011 N 92ND ST SUITE 2157**  
**SCOTTSDALE, Arizona 85260**  
**Lot 25.59 Acres / 1114500 Sqft**  
 Year Built **-**  
 SqFt **-**  
 Class **-**  
 Added Attached **None**  
 Added Detached **None**

**Subdivision --**

Improved Lots **-** Single Story **-** Avg Sqft **-**  
 With Pool **-** Multiple Story **-** Avg Lot **-**  
 Year Built **---**

**Tax Assessment**

	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$4,203	\$7,641	\$7,641	\$7,641	\$7,641	\$7,641	\$18,797	\$18,797
FCV Total	\$4,203	\$7,641	\$7,641	\$7,641	\$7,641	\$7,641	\$18,797	\$18,797
YoY Change %	0%	82%	0%	0%	0%	0%	146%	0%
Assessed FCV	\$0	\$0	\$1,146	\$1,146	\$1,146	\$1,146	\$2,820	\$2,820
LPV Total	\$4,203	\$4,413	\$4,634	\$4,866	\$5,109	\$5,364	\$5,632	\$5,914
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$74	\$73	\$76	\$79	\$78	\$82	\$0	\$0

**Deed History**

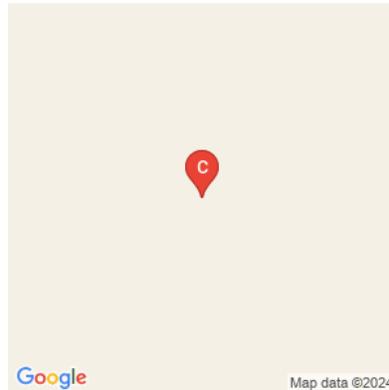
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
5/4/2022	Triumph Property Llc	John Thies	\$51,900	\$51,900	\$0	Warranty	All Cash	-	0000011234
4/20/2004	John Thies	Knight Family Trust	\$7,500	\$0	\$0	Warranty	-	-	0000012199

**Flood Zone**

Map Number **04003C2830F** (Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.  
 Map Date **8/28/2008**  
 Panel **2830F**  
 FEMA Zone **X**

**Additional Information**

**Parcel 101-49-006-S**  
**County Cochise**  
 MCR Number **-**  
 Municipality **Cochise - COUNTY**  
**Section / Township / Range 05 / 24 / 25**  
 Lot / Block / Tract **7 / - / 0**  
 Census Tract / Block **001100 / 2023**  
 Tax Area **200**  
 Latitude, Longitude **31.3708349898653, -109.824716602566**  
 Property Type **(0004) VAC UNDETERMIN RURAL NON-SUBDIV**  
 Legal Class **(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS**  
 School District(S) **Bisbee Unified District**



**Legal Description (Abbrev) LOT 7 SEC 5 T24 R25 25.47AC**



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 Last Sale Price **\$51,900**  
 Owner **TRIUMPH PROPERTY LLC**  
 Mailing **11011 N 92ND ST SUITE 2157**  
**SCOTTSDALE, Arizona 85260**  
**Lot 27.68 Acres / 1205741 Sqft**  
 Year Built **-**  
 SqFt **-**  
 Class **-**  
 Added Attached **None**  
 Added Detached **None**

**Subdivision - -**

Improved Lots **-** Single Story **-** Avg Sqft **-**  
 With Pool **-** Multiple Story **-** Avg Lot **-**  
 Year Built **-**

**Tax Assessment**

	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$3,693	\$8,394	\$8,394	\$8,394	\$8,394	\$8,394	\$20,034	\$20,034
FCV Total	\$3,693	\$8,394	\$8,394	\$8,394	\$8,394	\$8,394	\$20,034	\$20,034
YoY Change %	0%	127%	0%	0%	0%	0%	139%	0%
Assessed FCV	\$0	\$0	\$1,259	\$1,259	\$1,259	\$1,259	\$3,005	\$3,005
LPV Total	\$3,693	\$3,878	\$4,072	\$4,275	\$4,489	\$4,713	\$4,949	\$5,196
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$65	\$64	\$67	\$70	\$69	\$72	\$0	\$0

**Deed History**

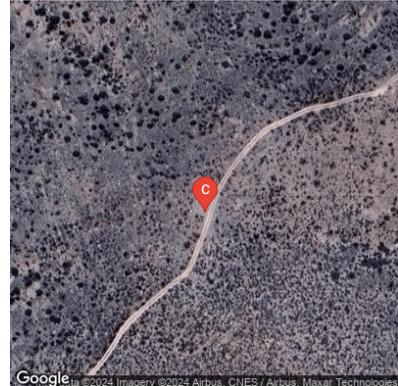
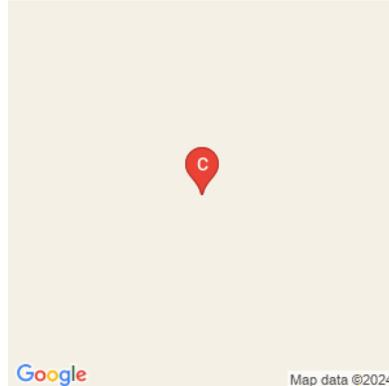
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
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4/20/2004	John Thies	Knight Family Trust	\$7,500	\$0	\$0	Warranty	-	-	0000012199

**Flood Zone**

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 Map Date **8/28/2008**  
 Panel **2830F**  
 FEMA Zone **X**

**Additional Information**

**Parcel 101-49-006-W**  
**County Cochise**  
 MCR Number **-**  
 Municipality **Cochise - COUNTY**  
 Section / Township / Range **- / - / -**  
 Lot / Block / Tract **5 / - / 0**  
 Census Tract / Block **001100 / 2023**  
 Tax Area **200**  
 Latitude, Longitude **31.3747386182647, -109.824346734738**  
 Property Type **(0004) VAC UNDETERMIN RURAL NON-SUBDIV**  
 Legal Class **(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS**  
 School District(S) **Bisbee Unified District**



**Legal Description (Abbrev) LOT 5 SEC 5 24 25 27.98AC**



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