



Last Sold	10/22/2009	Construction	WOOD OR STEEL STUD FRAME
Last Sale Price	\$4,600,000	Stories	S
Owner	COTTONWOOD CANYON LLC	Pool	No
Mailing	2552 E CERRADA ADELITA TUCSON, Arizona 85718-3169		
Lot	153.3 Acres / 6677716 Sqft		
Year Built	1976		
SqFt	1		
Class	WOOD OR STEEL STUD FRAME		
Added Attached	None		
Added Detached	None		

Subdivision - S28 T10S R12E

Improved Lots	1	Single Story	1	Avg Sqft	1904
With Pool	0	Multiple Story	0	Avg Lot	210498
Year Built	1978-1978				

Tax Assessment

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$1,428	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745
FCV Total	\$1,428	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745	\$1,745
YoY Change %	-80%	22%	0%	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$1,428	\$1,499	\$1,574	\$1,653	\$1,736	\$1,745	\$1,745	\$1,745
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$30	\$30	\$30	\$31	\$32	\$30	\$28	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/22/2009	Cottonwood Canyon Llc	2 G&Y Llc	\$4,600,000	\$0	\$0	Trustees	-	Reverted	2009-109508
4/12/2006	2 G & Y Llc	Cottonwood Canyon Llc	\$5,500,000	\$1,500,000	\$4,000,000	Warranty	Conventional	-	2006-052837

Flood Zone

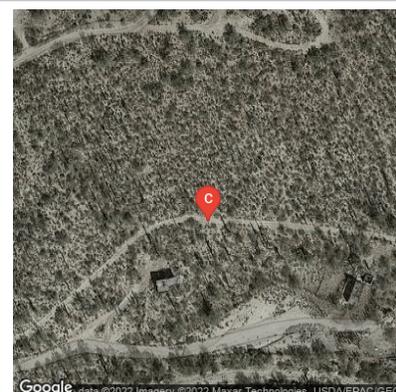
Map Number	04021C2450E	(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage 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	12/4/2007	
Panel	2450E	
FEMA Zone	X	

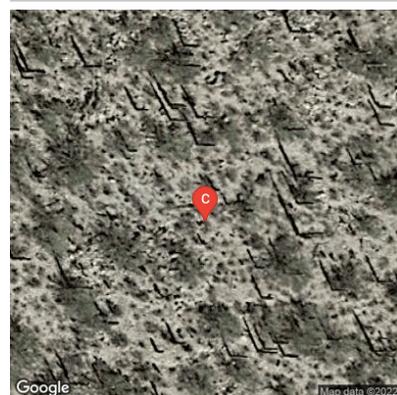
Improvements

Year Built	Living Area	Stories	Construction	Quality
1976	1	1	WOOD OR STEEL STUD FRAME	GOOD

Additional Information

Parcel	304-05-037-C
County	PINAL
MCR Number	-
Municipality	-
Section / Township / Range	28 / 10S / 12E
Lot / Block / Tract	- / - / -
Census Tract / Block	000802 / 3477
Tax Area	500
Latitude, Longitude	32.5368716458254, -111.11512572052
Property Type	(4710) RANCH PROP
Legal Class	AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Santa Cruz Valley Union High School District Red Rock Elementary District
Legal Description (Abbrev)	NW OF SEC 28-10S-12E EXC W-1089' OF S-240' THEREOF SEC 28-10S-12E 158.62 AC





Last Sold 10/22/2009 Pool No
 Last Sale Price \$4,600,000
 Owner COTTONWOOD CANYON LLC
 Mailing 2552 E CERRADA ADELITA
 TUCSON, Arizona 85718-3169
Lot 120.19 Acres / 5235555 Sqft
 Year Built -
 SqFt -
 Class -
 Added Attached None
 Added Detached None

Subdivision - S28 T10S R12E

Improved Lots	1	Single Story	1	Avg Sqft	1904
With Pool	0	Multiple Story	0	Avg Lot	210498
Year Built	1978-1978				

Tax Assessment

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$1,038	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269
FCV Total	\$1,038	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269	\$1,269
YoY Change %	0%	22%	0%	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$1,038	\$1,090	\$1,144	\$1,202	\$1,262	\$1,269	\$1,269	\$1,269
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$22	\$21	\$22	\$22	\$23	\$22	\$20	\$0

Deed History

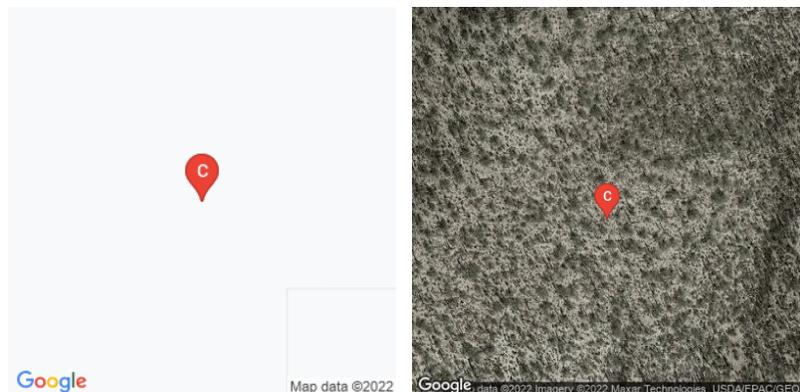
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/22/2009	Cottonwood Canyon Llc	2 G&Y Llc	\$4,600,000	\$0	\$0	Trustees	-	Reverted	2009-109508
4/12/2006	2 G & Y Llc	Cottonwood Canyon Llc	\$5,500,000	\$1,500,000	\$4,000,000	Warranty	Conventional	-	2006-052837

Flood Zone

Map Number	04021C2450E	(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	12/4/2007	
Panel	2450E	
FEMA Zone	X	

Additional Information

Parcel 304-05-037-B
County PINAL
 MCR Number -
 Municipality -
 Section / Township / Range 28 / 10S / 12E
 Lot / Block / Tract - / - / -
 Census Tract / Block 000802 / 3477
 Tax Area 500
 Latitude, Longitude 32.5373705456368, -111.107378764083
 Property Type (4710) RANCH PROP
 Legal Class AG/VAC LAND/NON-PROF, REAL PROP & IMPS
 School District(S) Santa Cruz Valley Union High School District
 Red Rock Elementary District
 Legal Description (Abbrev) N1/2 OF SEC 28-10S-12E; EXC FOR W-2,716.29' THEREOF & EXC FOR SE OF NE THEREOF SEC 28-10S-12E 115.38 AC + OR -





Last Sold 10/22/2009 Pool No
 Last Sale Price \$4,600,000
 Owner COTTONWOOD CANYON LLC
 Mailing 2552 E CERRADA ADELITA
 TUCSON, Arizona 85718-3169
Lot 40.18 Acres / 1750129 Sqft
 Year Built -
 SqFt -
 Class -
 Added Attached None
 Added Detached None

Subdivision - S28 T10S R12E

Improved Lots 1 Single Story 1 Avg Sqft 1904
 With Pool 0 Multiple Story 0 Avg Lot 210498
 Year Built 1978-1978

Tax Assessment

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
FCV Total	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
YoY Change %	0%	0%	0%	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$11	\$10	\$10	\$9	\$9	\$9	\$8	\$0

Deed History

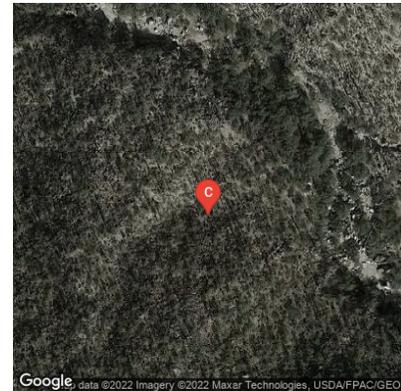
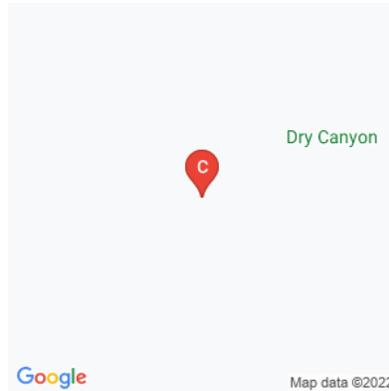
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/22/2009	Cottonwood Canyon Llc	2 G&Y Llc	\$4,600,000	\$0	\$0	Trustees	-	Reverted	2009-109508
4/12/2006	2 G & Y Llc	Cottonwood Canyon Llc	\$5,500,000	\$1,500,000	\$4,000,000	Warranty	Conventional	-	2006-052837

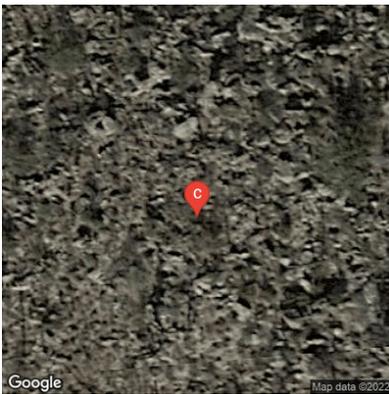
Flood Zone

Map Number 04021C2450E (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 12/4/2007
 Panel 2450E
 FEMA Zone X

Additional Information

Parcel 304-05-038
County PINAL
 MCR Number -
 Municipality -
 Section / Township / Range 28 / 10S / 12E
 Lot / Block / Tract - / - / -
 Census Tract / Block 000802 / 3477
 Tax Area 500
 Latitude, Longitude 32.5349581248888, -111.104519744186
 Property Type (4710) RANCH PROP
 Legal Class AG/VAC LAND/NON-PROF, REAL PROP & IMPS
 School District(S) Santa Cruz Valley Union High School District
 Red Rock Elementary District
 Legal Description (Abbrev) SE NE OF SEC 28-10S-12E 40.00 AC





Last Sold **10/22/2009** Pool **No**
 Last Sale Price **\$4,600,000**
 Owner **COTTONWOOD CANYON LLC**
 Mailing **2552 E CERRADA ADELITA**
TUCSON, Arizona 85718-3169
Lot 119.46 Acres / 5203786 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

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$1,080	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
FCV Total	\$1,080	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
YoY Change %	0%	22%	0%	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$1,080	\$1,134	\$1,191	\$1,250	\$1,313	\$1,320	\$1,320	\$1,320
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$23	\$22	\$23	\$23	\$24	\$23	\$21	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/22/2009	Cottonwood Canyon Llc	2 G&Y Llc	\$4,600,000	\$0	\$0	Trustees	-	Reverted	2009-109508

Flood Zone

Map Number **04021C2450E** (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 **12/4/2007**
 Panel **2450E**
 FEMA Zone **X**

Additional Information

Parcel 304-05-035-B
County PINAL
 MCR Number **-**
 Municipality **-**
 Section / Township / Range **27 / 10S / 12E**
 Lot / Block / Tract **- / - / -**
 Census Tract / Block **000802 / 3477**
 Tax Area **500**
 Latitude, Longitude **32.5358580895448, -111.098097127237**
 Property Type **(4710) RANCH PROP**
 Legal Class **AG/VAC LAND/NON-PROF, REAL PROP & IMPS**
 School District(S) **Santa Cruz Valley Union High School District**
Red Rock Elementary District
 Legal Description (Abbrev) **S1/2 N1/2 NW & S1/2 NW OF SEC 27-10S-12E 120.00 AC**

