

ONLINE REAL ESTATE AUCTION

56+/- ACRES - MCNEAL, ARIZONA

Zoning + Tax Information

This 56+/- acre land property parcel is located in unincorporated Cochise County, Assessor Parcel #103-17-007D. Click on the link below for the Cochise County GIS mapping service:

<https://gis-cochise.opendata.arcgis.com>

Click on the "Interactive Parcel Map". You can search by Assessor Parcel Number "10317007D". Once you have located the property, then click on the "County Zoning" layer to overlay the zoning onto the map.

ZONING INFORMATION

The zoning on the auction parcels is "RU-4". Click on the link below for the Cochise County zoning regulations (also attached):

<https://www.cochise.az.gov/DocumentCenter/View/137/Zoning-Regulations-PDF>

You can search for "RU-4" to see all zoning information relating to RU-4 throughout the zoning regulation document.

PROPERTY TAX INFORMATION

Click on the link below for Cochise County's Treasurer Parcel Inquiry Tax Summary of parcel number "10317007D":

<https://parcelinquirytreasurer.cochise.az.gov/Parcel/TaxSummary?parcelnumber=10317007D>



Last Sold	10/18/2021	Pool	No
Last Sale Price	\$3,000		
Owner	TRIUMPH PROPERTY LLC		
Mailing	-		
	-, --		
Lot	55.98 Acres / 2438425 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	\$39,984	\$39,984	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504
FCV Total	\$39,984	\$39,984	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504
YoY Change %	0%	0%	-11%	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$39,984	\$39,984	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504	\$35,504
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$624	\$665	\$627	\$590	\$584	\$579	\$543	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/18/2021	Triumph Property Llc	Moe J & Soraya Mojahed	\$3,000	\$3,000	\$0	Warranty	All Cash	-	0000027605
2/25/2015	Red Properties Janet Llc	Mojahed Moe & Soraya	\$0	\$0	\$0	Grant Deed	-	-	0000003463
3/26/2007	Moe Mojahed	Lazar,Adran Lazar	\$33,600	\$0	\$0	Warranty	-	-	0000010425

Flood Zone

Map Number	04003C2250F	(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	2250F	
FEMA Zone	X	

Additional Information

Parcel	103-17-007-D
County	COCHISE
MCR Number	-
Municipality	Cochise - COUNTY
Section / Township / Range	03 / 22 / 25
Lot / Block / Tract	51 / - / 0
Census Tract / Block	000500 / 3009
Tax Area	200
Latitude, Longitude	31.5436124162844, -109.791463326301
Property Type	(0004) VAC UNDETERMIN RURAL NON-SUBDIV
Legal Class	AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Bisbee Unified District
Legal Description (Abbrev)	PARCEL D PER R/S BK36 PG83 AKA A POR OF S2 OF SEC 3-22-25 56.00AC

