

# Pioneer Title Agency

COMMITMENT TO SERVICE

## Parcel Information

**County** La Paz  
**Parcel #** 304-90-073  
**Site Address** AZ  
**Owner** Terra Az Holdings LLC  
**Co-Owner**  
**Owner Address** 5500 Military Trail 22-112  
 Jupiter FL 33458 - 2869  
**Parcel Size** 40.01 Acres (1,742,836 SqFt)  
**Town / Range / Section / Quarter** 04N / 11W / 34 / SE / NW  
**Subdivision / Plat** Big Horn Ranches Phs 01 & 02  
**Condo Name**  
**Legal Lot / Block** 75  
**Census Tract / Block** 020102 / 2098  
**Jurisdiction Name**

## Assessment & Tax Information

**FCV Total** \$34,409.00 (2024)  
**FCV Land** \$0.00  
**FCV Impr** \$0.00  
**FCV Assessed** \$3,301.00 (2022)  
**LPV** \$24,261.00 (2024)  
**Taxes** \$408.48 (2023)

## Legal

Subdivision: BIG HORN RANCHES PHASES I & II Lot: 75  
 Section: 34 Township: 4N Range: 11W

## Land

**Land Use / Land Use Std** 4 - VACANT UNDETERMINED  
 RURAL NONSUBDIVID / 400 -  
 Vacant Land (nec)

**School District** 19 - Wenden

**Zoning** RA - Rural Agricultural

## Recreation Name and Type

**Waterfront**

## Watershed

1507010404 - Upper  
 Harquahala Plains-Centennial  
 Wash

## Improvement

<b>Year Built</b>	<b>Garage</b>	<b>Air Conditioning</b>
<b>Construction Type</b>	<b>Heat Type</b>	<b>Exterior Walls</b>
<b>Building Square Feet</b>	<b>Roof Cover</b>	

## Transfer Information

<b>Rec. Date</b>	02/10/2020	<b>Sale Price</b>	\$33,000.00	<b>Doc Num</b>	569
<b>Owner</b>	Terra Az Holdings LLC	<b>Doc Type</b>	Deed	<b>Loan Amt</b>	\$0.00
<b>Title Co</b>	FIRST AMERICAN TITLE INSURANCE	<b>Grantor</b>	PATTERSON ADVENTURE LLC		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

# Lot "A" (40.00+/- Acres), La Paz County Assessor Parcel #303-90-073

## Statement of Taxes Due LA PAZ COUNTY TREASURER

Account Number R0003528

Assessed To

Parcel 30490073

TERRA AZ HOLDINGS LLC  
5500 MILITARY TRAIL 22-112  
JUPITER, FL 33458

### Legal Description

### Situs Address

Subdivision: BIG HORN RANCHES PHASES I & II Lot: 75 Section: 34 Township: 4N Range: 11W

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$408.48	\$8.17	\$0.00	(\$416.65)	\$0.00
2022	\$362.06	\$14.48	\$0.00	(\$376.54)	\$0.00
2021	\$398.10	\$0.00	\$0.00	(\$398.10)	\$0.00
2020	\$405.50	\$10.81	\$0.00	(\$416.31)	\$0.00
2019	\$408.68	\$0.00	\$0.00	(\$408.68)	\$0.00
2018	\$399.94	\$13.33	\$0.00	(\$413.27)	\$0.00
2017	\$414.62	\$0.00	\$0.00	(\$414.62)	\$0.00
2016	\$417.82	\$0.00	\$0.00	(\$417.82)	\$0.00
2015	\$432.14	\$0.00	\$0.00	(\$432.14)	\$0.00
2014	\$407.64	\$0.00	\$0.00	(\$407.64)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 03/05/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
FD ASSISTANCE FUND	0.10000000	\$3.47	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$34,409	\$5,161
COMMUNITY COLLEGE AWC	0.27400000	\$9.49			
Taxes Billed 2023	0.37400000	\$12.96	Total	\$34,409	\$5,161

Tax Billed at 2023 Rates for Tax Area 1900 - SD #19 SD #76

Authority	Tax Percent	Amount	Values	Actual	Assessed
LA PAZ COUNTY	2.59530000	\$89.96	VACANT LANDS & DEFAULT REAL PROPERTY CLASS	\$23,106	\$3,466
SD #19 WENDEN	5.38860000	\$186.77			
SD #76 UHS BICENTENNIAL	1.35550000	\$46.98			
COMMUNITY COLLEGE AWC	2.07180000	\$71.81	Total	\$23,106	\$3,466
Taxes Billed 2023	11.41120000	\$395.52			

Make payment to:

La Paz County Treasurer 1112 Joshua Ave #203 Parker, AZ 85344 (928)669-6145

## Comparables Search Criteria

Query Distance 1.00 miles  
 Sale Past Days 365  
 Match Land Use Yes  
 Year Built Difference 10

### Quick Comp Weighted Values

Weighted Distance 70 / 20%  
 Weighted Sale Date 100 / 28.57%  
 Weighted Acreage 50 / 14.29%  
 Weighted Bldg SqFt 40 / 11.43%  
 Weighted Finished SqFt 40 / 11.43%  
 Weighted Year Built 30 / 8.57%  
 Weighted Bedrooms 10 / 2.86%  
 Weighted Bathrooms 10 / 2.86%

## Subject Property

ParcelID 304-90-073

Tax Account R0003528

Site Address AZ

Year Built

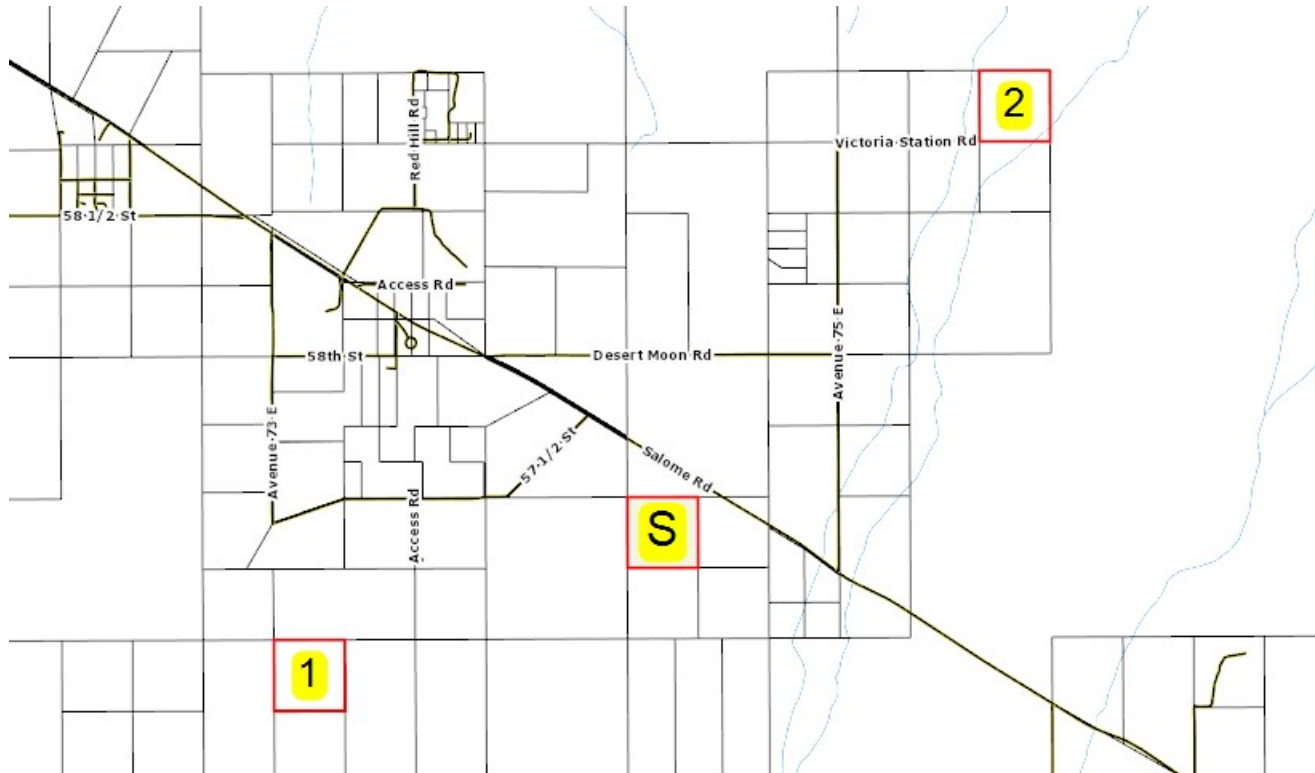
Total SqFt

Fin SqFt

Beds

Bathrooms

## Comparables Identification Map



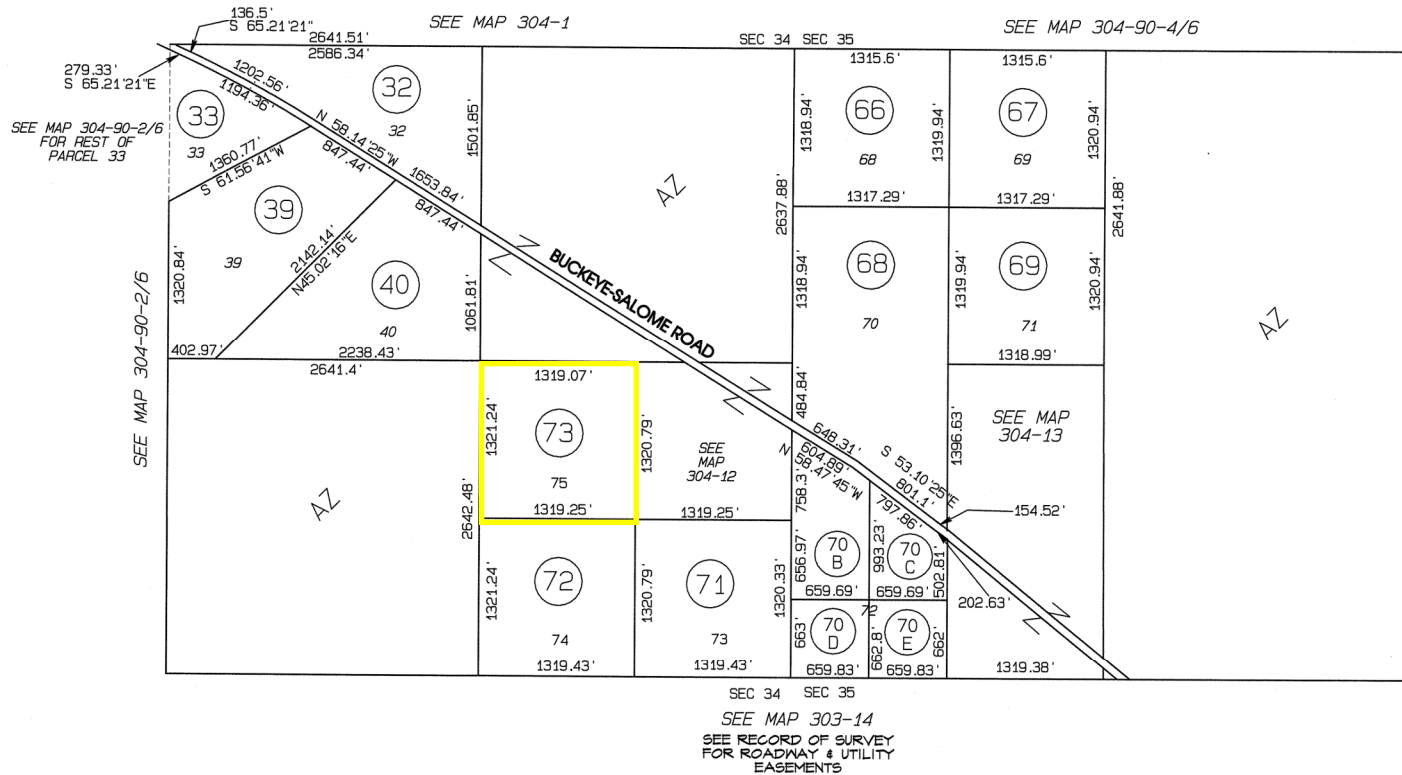
## Averages

Sale Price	\$53,500.00	Loan Amt	\$29,800.00	SqFt
Assessed Total Value	\$26,153.00	Market Total Value	\$31,223.50	Price/SqFt

<b>Comp #</b>	1	<b>Dist From Subject</b>	1.03 Miles
<b>Parcel #</b>	303-14-007B	<b>Tax Account</b>	R0074848
<b>Site Address</b>	78450 57th Street	<b>Acres</b>	40.08 Acres
	Salome AZ 85348	<b>Assessed Total Value</b>	\$28,056.00
<b>Year Built</b>		<b>Market Total Value</b>	\$28,056.00
<b>Rec. Date</b>	01/08/2024	<b>Sale Price</b>	\$37,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Hanson, Christian	<b>Fin SqFt</b>	
<b>Comp #</b>	2	<b>Dist From Subject</b>	1.60 Miles
<b>Parcel #</b>	304-90-077	<b>Tax Account</b>	R0003532
<b>Site Address</b>	79300 59th Street	<b>Acres</b>	39.99 Acres
	Salome AZ 85348	<b>Assessed Total Value</b>	\$24,250.00
<b>Year Built</b>		<b>Market Total Value</b>	\$34,391.00
<b>Rec. Date</b>	08/03/2023	<b>Sale Price</b>	\$70,000.00
<b>Bedrooms</b>		<b>Bathrooms</b>	
<b>Total Rooms</b>		<b>Total SqFt</b>	
<b>Owner</b>	Gastelum, Andrew	<b>Fin SqFt</b>	

# Lot "A" (40.00+/- Acres), La Paz County Assessor Parcel #303-90-073

## BIG HORN RANCHES PHASES I & II

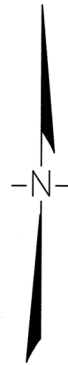


BOOK	MAP	PG.
304	90	3/6

TWNS.	RANGE	SEC.
4 N	11 W	34,35

SECTION DETAIL:

AREA CODE:	REVISION:
1900	3/2/05



**LA PAZ COUNTY  
ASSESSOR**

**GEORGE NAULT**

ASSESSOR PARCEL MAP  
FOR INFORMATION ONLY  
NO LIABILITY ASSUMED

FILE NAME: 304-90-3.SMI

**SCALE 1"=1000'**

2020-00569  
Page 1 of 3  
RICHARD GARCIA, RECORDER  
OFFICIAL RECORDS OF LA PAZ COUNTY, AZ  
02-10-2020 09:24 AM Recording Fee \$30.00

Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Terra AZ Holdings, LLC  
5500 Military Trail 22-112  
Jupiter, FL 33458

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## WARRANTY DEED

File No. 246-6024595 (SAF)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Patterson Adventure, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Terra AZ Holdings, LLC, an Arizona company**, the GRANTEE

the following described real property situated in La Paz County, Arizona:

Exhibit "A" legal description

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

File No.: 246-6024595 (SAF)  
A.P.N.: 30490073

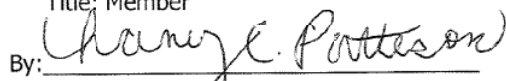
Warranty Deed - continued

DATED: January 22, 2020

Patterson Adventure, LLC, an Arizona limited liability company

By: 

Name: David L. Patterson  
Title: Member

By: 

Name: Nancy C. Patterson  
Title: Member

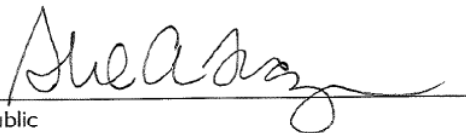
STATE OF AZ )  
County of Maricopa )ss.

On 02-04, 2020, before me, the undersigned Notary Public, personally appeared **David L. Patterson and Nancy C Patterson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

07-04-2022

  
Notary Public



Commitment No.: 90802228-908-PAB

**EXHIBIT A**  
**Legal Description**

The Land referred to herein below is situated in the County of La Paz, State of Arizona, and is described as follows:

Parcel 75, as shown on Results of Survey Big Horn Ranches recorded August 11, 1995 at Fee No. 95-3896 and Amended December 15, 1995 at Fee No. 95-6161, being situate in Section 34, Township 4 North, Range 11 West of the Gila and Salt River Base and Meridian, La Paz County, Arizona.

EXCEPT all coal and other minerals thereof reserved to the United States of America in the Patent to said land.