



Last Sold 7/14/2022 Pool No  
 Last Sale Price \$46,030  
 Owner ESTATE OF JOEL K SWAIN  
 Mailing -  
 --, --  
**Lot 80.43 Acres / 3503604 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

	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$15,293	\$21,410	\$21,410	\$30,455	\$30,455	\$103,139	\$117,293	\$86,565
FCV Total	\$15,293	\$21,410	\$21,410	\$30,455	\$30,455	\$103,139	\$117,293	\$86,565
YoY Change %	-15%	40%	0%	42%	0%	239%	14%	-26%
Assessed FCV	\$0	\$3,212	\$3,212	\$4,568	\$4,568	\$15,471	\$17,594	\$12,985
LPV Total	\$15,293	\$16,058	\$16,861	\$18,589	\$18,589	\$19,518	\$20,494	\$21,519
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$190	\$208	\$228	\$209	\$218	\$222	\$232	\$0

## Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/28/2025	Estate Of Joel K Swain, Jon D Swain	Joel K Swain	\$0	\$0	\$0	Deed	-	-	2025-0004012
12/31/2024	Jon D Swain	Estate Of Joel K Swain	\$0	\$0	\$0	Decree Of Distribution With Real Property	-	-	2024-0063861
7/14/2022	Richard Menkin	Joel K Swain	\$46,030	\$0	\$0	Trustees	-	Reverted	2022-0044253
5/15/2019	Joel K Swain	Richard Menkin	\$90,000	\$40,000	\$50,000	Warranty	Seller Carryback	-	2019-0024860
4/28/2017	Richard Menkin	Timothy S Wood	\$65,000	\$0	\$0	Warranty	-	-	2017-0020231
12/5/2014	Timothy S Wood	Investment Land Alliance	\$42,950	\$0	\$40,945	Warranty	Conventional	-	2014-0052417
11/19/2014	Investment Land Alliance	L Sweinhart Trust Donald	\$25,000	\$0	\$0	Warranty	-	-	2014-0050008
1/19/2005	Sweinhart Donald L Trust	Elizabeth D Wallin	\$0	\$0	\$0	Warranty	-	-	0053970129

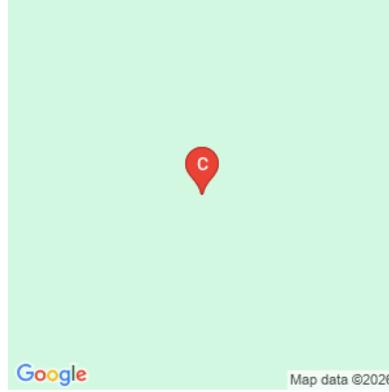
## Flood Zone

Map Number	04015C5000G	(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	11/18/2009	
Panel	5000G	
FEMA Zone	X	

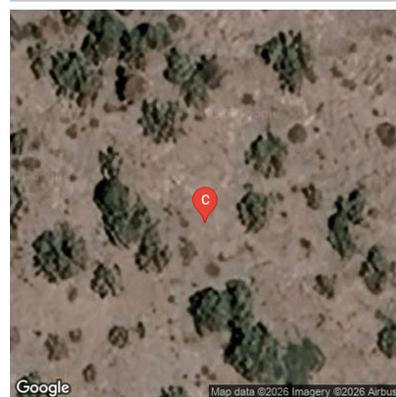
## Additional Information

Parcel	254-08-001-A
County	Mohave
MCR Number	-
Municipality	Mohave - COUNTY
Section / Township / Range	31 / 20N / 11W
Lot / Block / Tract	1-A / - / 0
Census Tract / Block	954800 / 3711
Tax Area	300

Latitude, Longitude **35.0766558958171, -113.491718291649**  
Property Type **(0003) VAC UNDETERMIN RURAL SUBDIV**  
Legal Class **(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS**  
School District(S) **Owens-Whitney Elementary District**  
Legal Description (Abbrev) **FORT ROCK RANCHES UNIT 1-F POR OF PARCEL 1  
KNOWN AS PARCEL 1-A PE R RECORD OF SURVEY BK 8  
PG 97 CONT 80.30 ACRES 202-71-001(202-71- 001 A,B  
& C)**



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Last Sold - Pool No  
 Last Sale Price -  
 Owner ESTATE OF JOEL K SWAIN  
 Mailing PO BOX 243  
 CHEYENNE, Wyoming 82003  
**Lot 40.25 Acres / 1753244 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**

	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$9,046	\$12,664	\$12,664	\$18,014	\$18,014	\$68,737	\$78,171	\$57,692
FCV Total	\$9,046	\$12,664	\$12,664	\$18,014	\$18,014	\$68,737	\$78,171	\$57,692
YoY Change %	-15%	40%	0%	42%	0%	282%	14%	-26%
Assessed FCV	\$0	\$1,900	\$1,900	\$2,702	\$2,702	\$10,311	\$11,726	\$8,654
LPV Total	\$9,046	\$9,498	\$9,973	\$10,995	\$10,995	\$11,545	\$12,122	\$12,729
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$112	\$123	\$135	\$124	\$129	\$131	\$137	\$0

**Deed History**

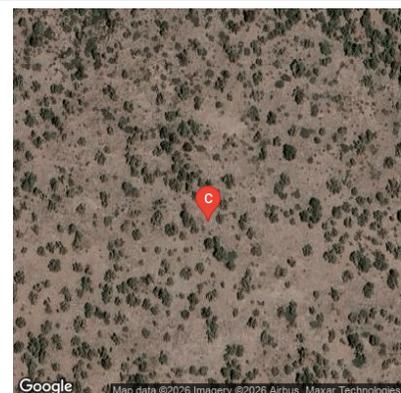
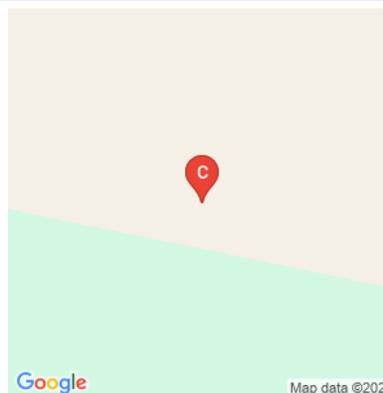
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/28/2025	Estate Of Joel K Swain, Jon D Swain	Joel K Swain	\$0	\$0	\$0	Deed	-	-	2025-0004012
12/31/2024	Jon D Swain	Estate Of Joel K Swain	\$0	\$0	\$0	Decree Of Distribution With Real Property	-	-	2024-0063861
5/15/2019	Joel K Swain	Richard Menkin	\$90,000	\$40,000	\$50,000	Warranty	Seller Carryback	-	2019-0024860
4/28/2017	Richard Menkin	Timothy S Wood	\$65,000	\$0	\$0	Warranty	-	-	2017-0020231
12/5/2014	Timothy S Wood	Investment Land Alliance	\$42,950	\$0	\$40,945	Warranty	Conventional	-	2014-0052417
11/19/2014	Investment Land Alliance	L Sweinhart Trust Donald	\$25,000	\$0	\$0	Warranty	-	-	2014-0050008

**Flood Zone**

Map Number 04015C5000G (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 11/18/2009  
 Panel 5000G  
 FEMA Zone X

**Additional Information**

**Parcel 254-08-001-B**  
**County Mohave**  
 MCR Number -  
 Municipality Mohave - COUNTY  
 Section / Township / Range 31 / 20N / 11W  
 Lot / Block / Tract 1-B / - / 0  
 Census Tract / Block 954800 / 3711  
 Tax Area 300  
**Latitude, Longitude 35.0784682275671, -113.4872792223**  
 Property Type (0003) VAC UNDETERMIN RURAL SUBDIV  
 Legal Class (02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS



School District(S)

Owens-Whitney Elementary District

Legal Description (Abbrev)

FORT ROCK RANCHES UNIT 1-F PARCEL 1 (PORTION)  
PARCEL 1-B PER RS 0 8/097 CONT 40.16 ACRES 202-  
71-001(202-71-001 A,B & C)

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 Class -  
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 Added Detached None

**Subdivision --**

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 With Pool - Multiple Story - Avg Lot -  
 Year Built -

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FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$9,048	\$12,667	\$12,667	\$18,018	\$18,018	\$68,747	\$78,182	\$57,700
FCV Total	\$9,048	\$12,667	\$12,667	\$18,018	\$18,018	\$68,747	\$78,182	\$57,700
YoY Change %	-15%	40%	0%	42%	0%	282%	14%	-26%
Assessed FCV	\$0	\$1,900	\$1,900	\$2,703	\$2,703	\$10,312	\$11,727	\$8,655
LPV Total	\$9,048	\$9,500	\$9,975	\$10,998	\$10,998	\$11,548	\$12,125	\$12,731
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$112	\$123	\$135	\$124	\$129	\$131	\$138	\$0

**Deed History**

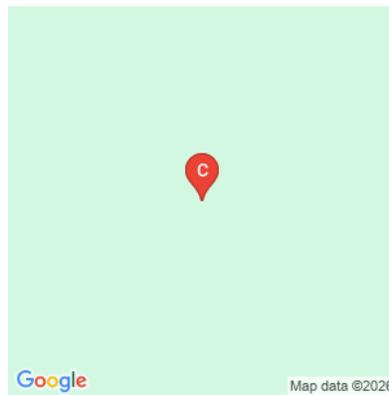
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**Latitude, Longitude 35.0748396336413, -113.487289622377**  
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School District(S)

Owens-Whitney Elementary District

Legal Description (Abbrev)

FORT ROCK RANCHES UNIT 1-F POR OF PARCEL 1  
KNOWN AS PARCEL 1-C PE R RECORD OF SURVEY BK 8  
PG 97 CONT 40.14 ACRES 202-71-001(202-71- 001 A,B  
& C)



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