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Building Lot in Bullhead City, AZ



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Last Revised and Published on 23/07/19 at 8:34 AM

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Auction Sales Map



Property Report



2718 Avenida Colibri, Bullhead City, AZ 86442



Presented by
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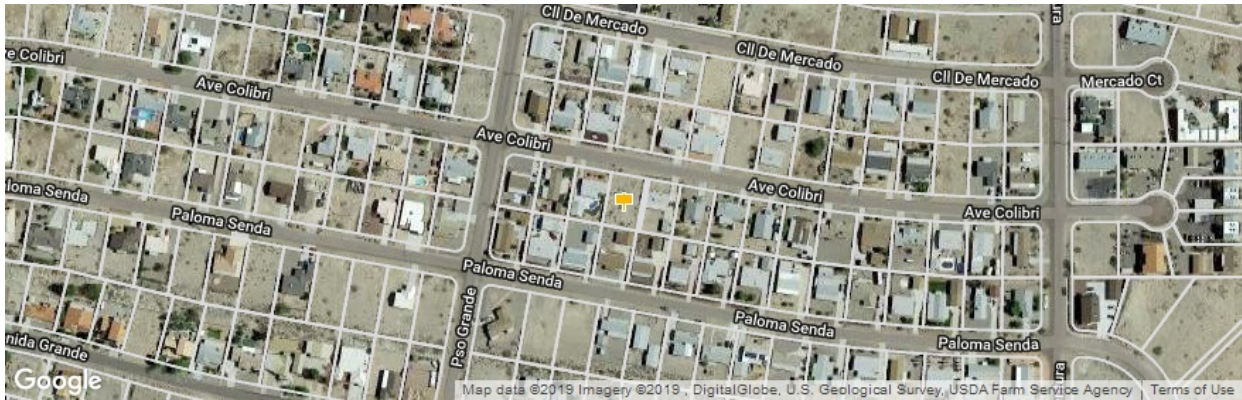
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2718 Avenida Colibri, Bullhead City, AZ 86442



Legend:  Subject Property

OFF MARKET
- Public Record

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Lot/Land	—	—
Property Subtype	Vacant Land	—	—
Bedrooms	—	—	—
Total Baths	—	—	—
Full Baths	—	—	—
Partial Baths	—	—	—
Living Area (sq ft)	—	—	—
Lot Size	9,601 sq ft	—	—
Lot Dimensions	9601 SF	—	—

Homeowner Facts

Owner Name (Public)	Davis Olice W Jr
Mailing Address	Po Box 217 Annona TX 75550-0217



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Extended Home Facts



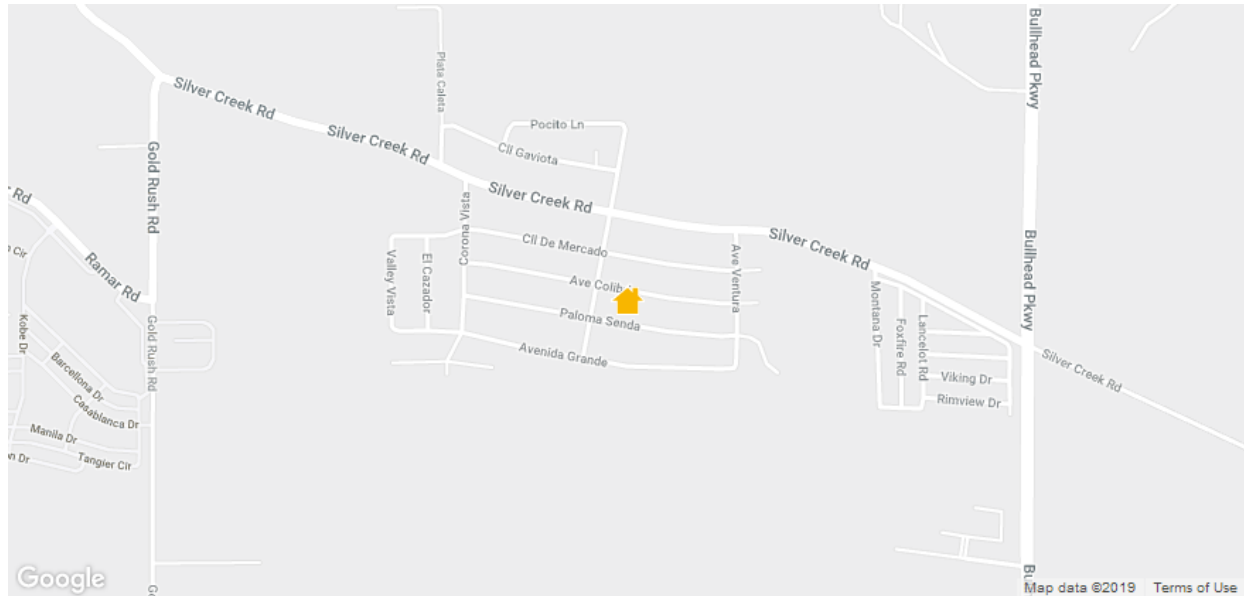
Legend:  Subject Property







Exterior Details	
Lot Size - Square Feet	9601 sq ft
Lot Size - Acres	0.220 ac

Location Details	
Walkability Score (out of 5)	Overall: 0.2 Amenity: 0.2 Leisure: 0.2

Schools (based on location)	
Elementary School	Sunrise Elementary School
Middle School	Fox Creek Junior High School
High School	Mohave High School
School Districts	Colorado River Union High School District
	Bullhead City School District

Comps and Adjustments



LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Recent Sale  Off Market

This Property



OFF MARKET
2718 Avenida Colibri
Bullhead City, AZ 86442

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	-	-	9,601 sq ft	-	-	-

No comps have been selected for this property.



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Property History

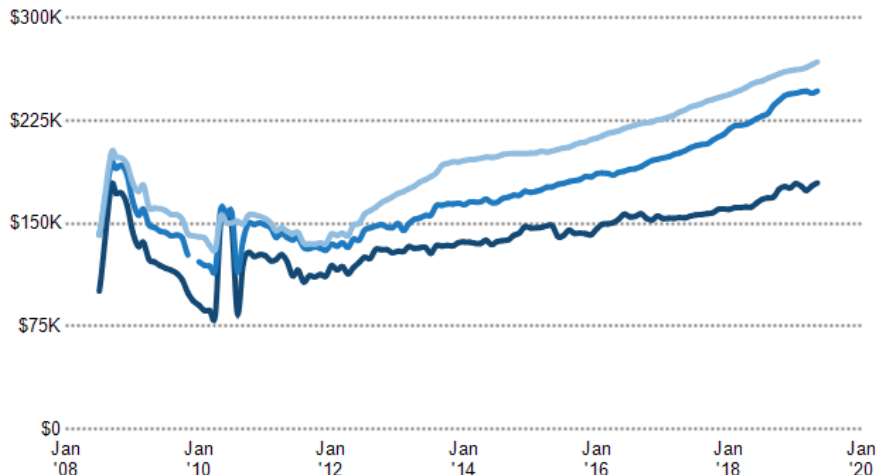
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

86442
Mohave County
Arizona



Assessed Values

Date	Improvements	Land	Total	Tax
2019	—	—	\$1,748	—
2018	—	—	\$1,406	\$181
2017	—	—	\$1,805	\$237
2016	—	—	\$1,805	\$226
2015	—	—	\$2,568	\$316
2014	—	—	—	\$316
2013	—	—	\$2,568	\$318
2012	—	—	\$3,292	\$374
2009	—	—	\$6,528	\$493

Legal Description

APN: 213-19-049	Tax ID: R21319049	Zoning: —	Census Tract: 040159515.021026	Abbreviated Description: SUBD: TIERRA GRANDE TR 4023A SEC/TWN/RNG/MER: SEC 19 T2N 20N R21W T20N R21W SEC 19 TIERRA GRANDE TRACT NO 4023-A BLK 3 LOT 4 CONT 9600 SQ FT	City/Municipality/Township: Bullhead City, AZ 86442
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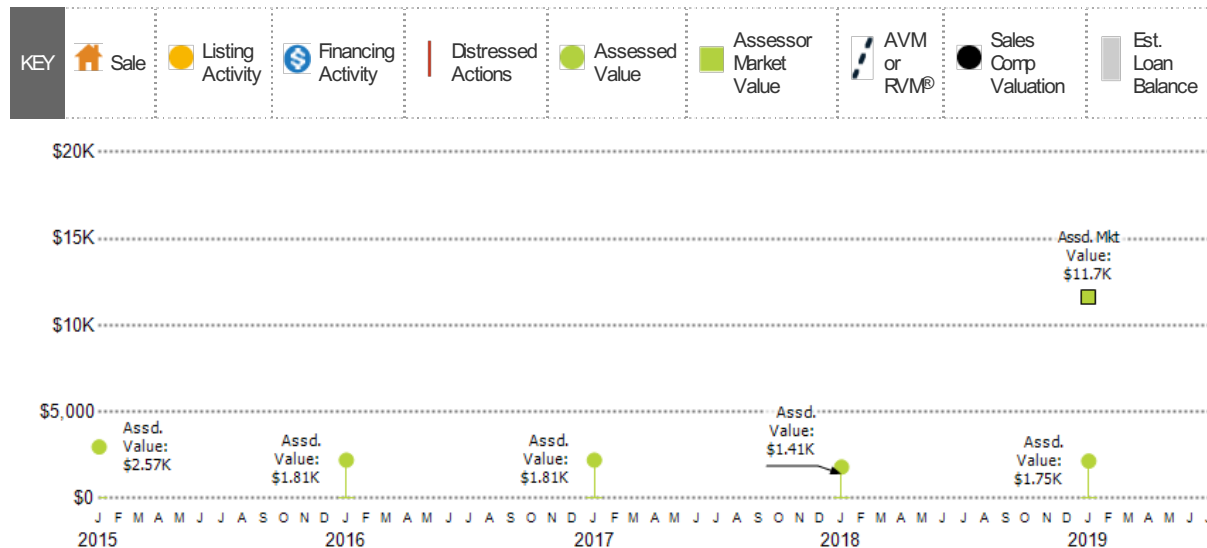


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Sales and Financing Activity

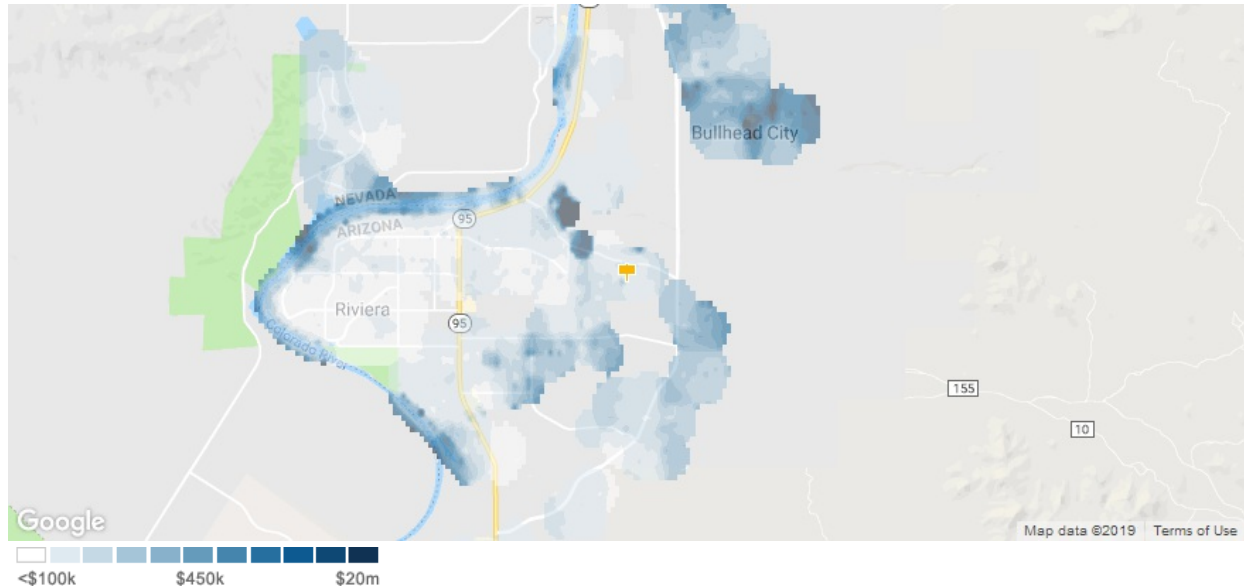
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

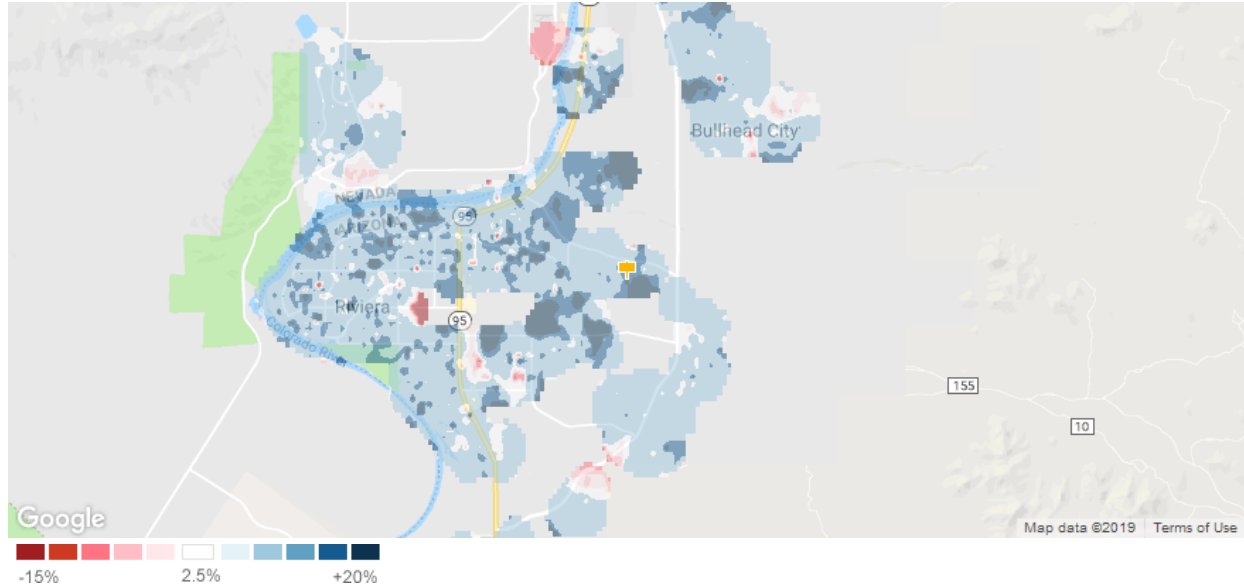
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



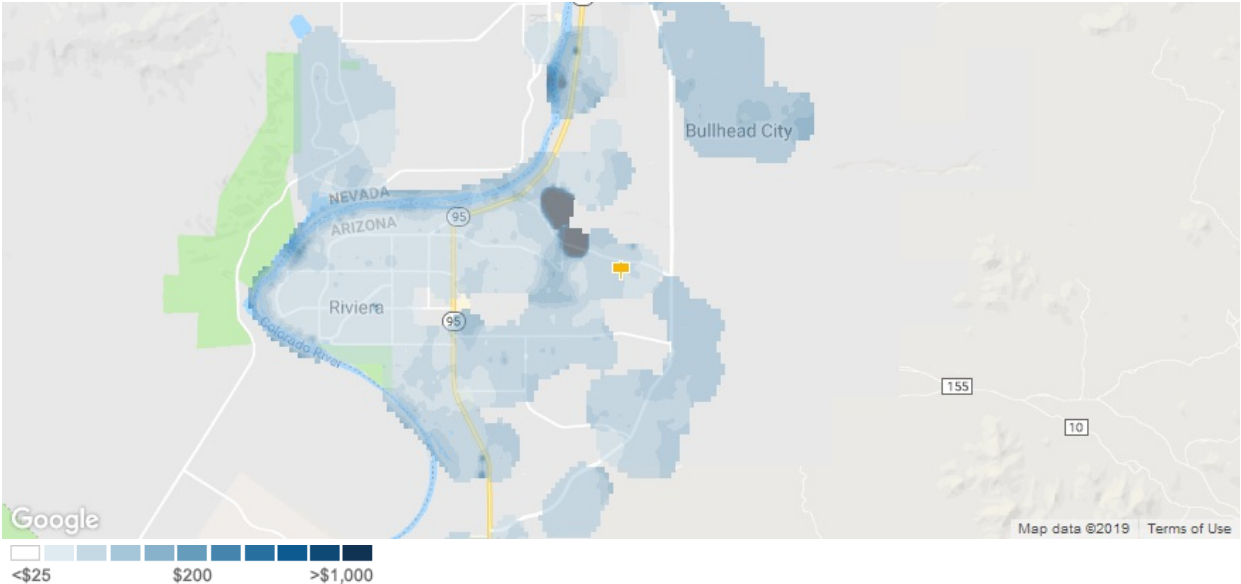
This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

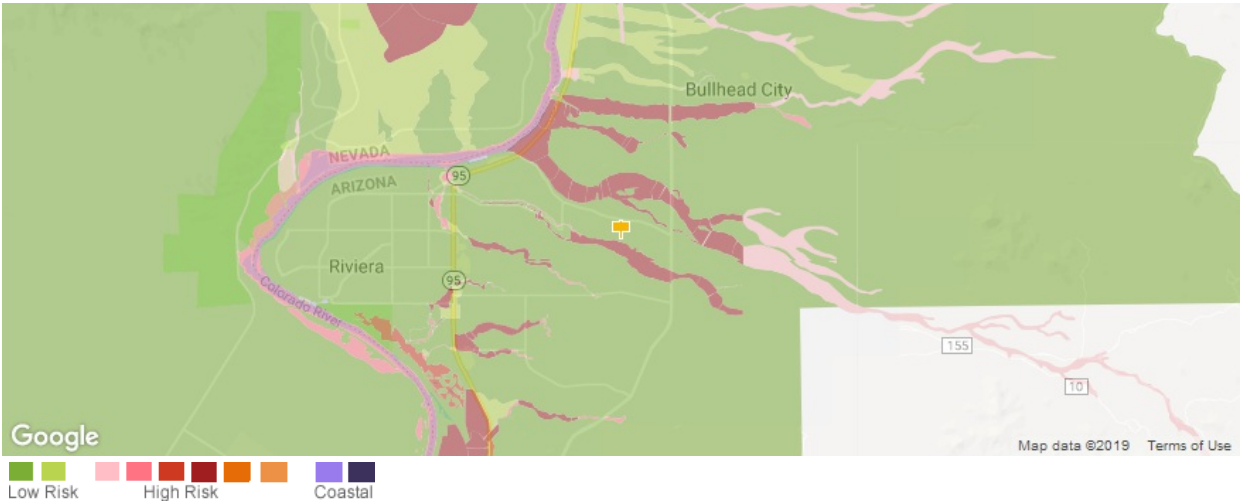
Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk
Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	86442	Bullhead City	Mohave County	Arizona	USA
Median Estimated Home Value	\$180K	\$213K	\$247K	\$268K	\$243K
Estimated Home Value 12-Month Change	+10.9%	+11.2%	+10%	+6.5%	+5.6%
Median List Price	\$220K	\$261K	\$250K	\$280K	\$117K
List Price 1-Month Change	-2.5%	-1.1%	+0.4%	+1.8%	+6.4%
List Price 12-Month Change	+6.2%	+9.2%	+8.7%	+6.1%	+7.3%
Median Home Age	25	23	24	29	40
Own	59%	58%	68%	63%	64%
Rent	41%	42%	32%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$48.6M	\$2.42B	\$102B
% Change in Permits for All Buildings	—	—	-10%	-16%	+2%
% Change in \$ Value for All Buildings	—	—	-5%	-11%	+7%

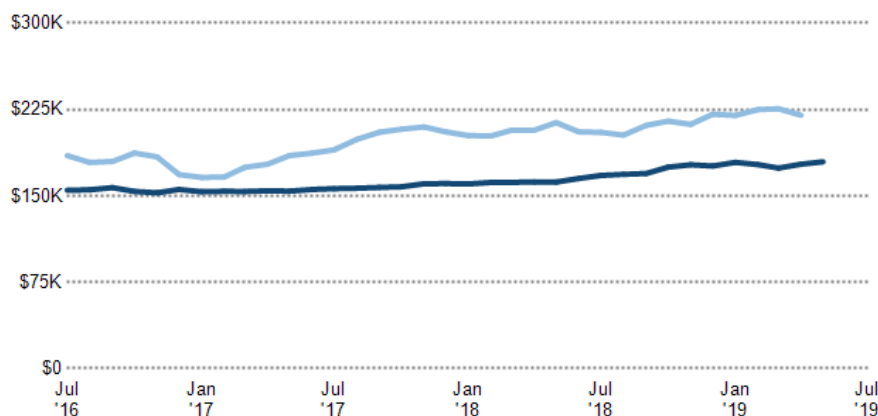
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

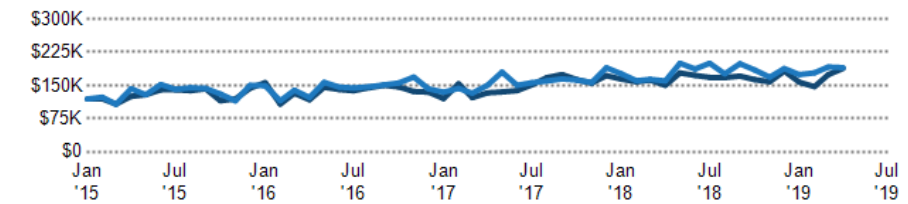
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

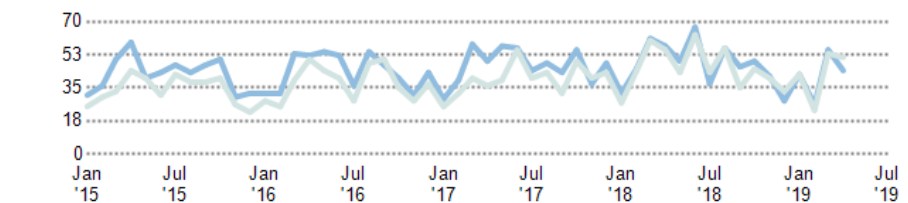
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

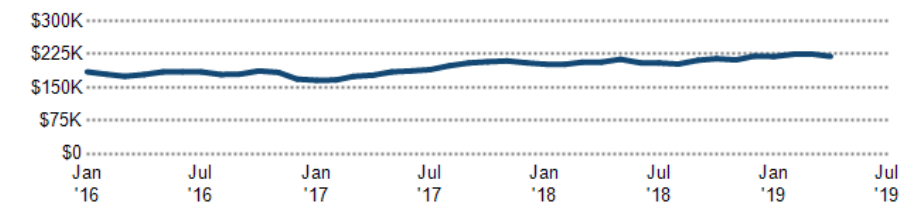
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

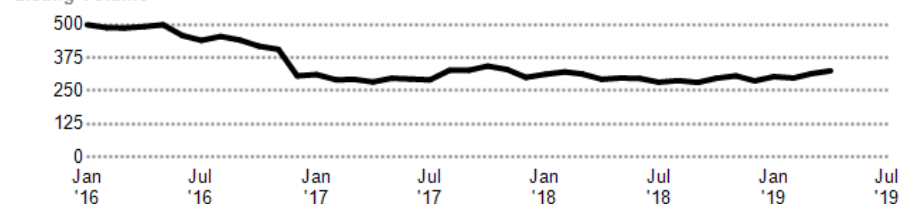
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

ZIP Count Listings by Property Type



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Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings



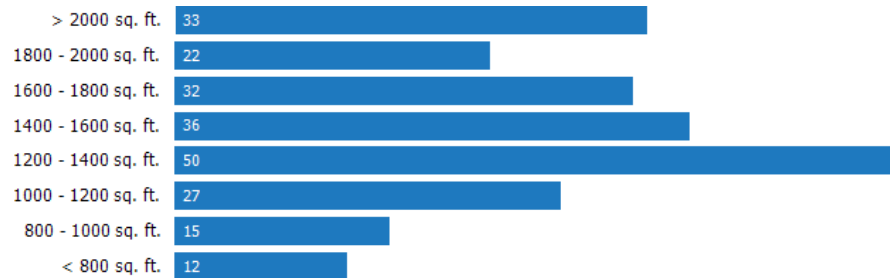
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count by Bedroom



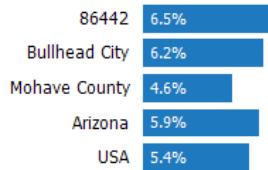
Neighborhood: People Stats and Charts

	86442	Bullhead City	Mohave County	Arizona	USA
Population	34.2K	39.8K	205K	6.81M	321M
Population Density per Sq Mi	872	671	15.4	60	-
Population Change since 2010	+4.3%	+3.9%	+5.9%	+11.6%	+6.9%
Median Age	49	52	50	37	38
Male / Female Ratio	48%	48%	50%	50%	49%

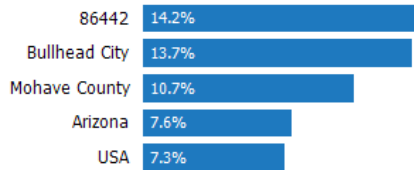
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.
Data Source: U.S. Census American Community Survey via Esri, 2016
Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



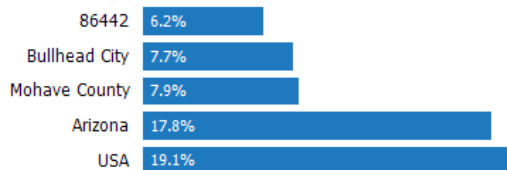
High School Graduate



Associate Degree



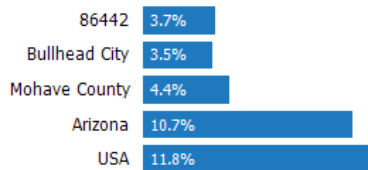
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

86442



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

86442



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

86442



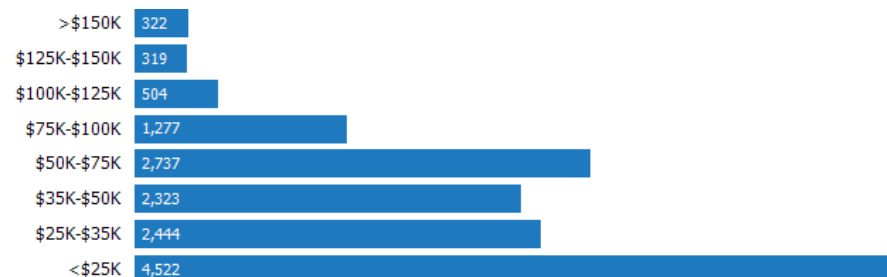
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

86442



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



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Neighborhood: Economic Stats and Charts

	86442	Bullhead City	Mohave County	Arizona	USA
Income Per Capita	\$21,650	\$23,295	\$23,527	\$27,964	\$31,177
Median Household Income	\$36,666	\$38,983	\$41,567	\$53,510	\$57,652
Unemployment Rate	—	5.4%	5.3%	4.3%	3.6%
Unemployment Number	—	938	4.55K	149K	5.82M
Employment Number	—	16.4K	82.1K	3.34M	157M
Labor Force Number	—	17.3K	86.7K	3.49M	162M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

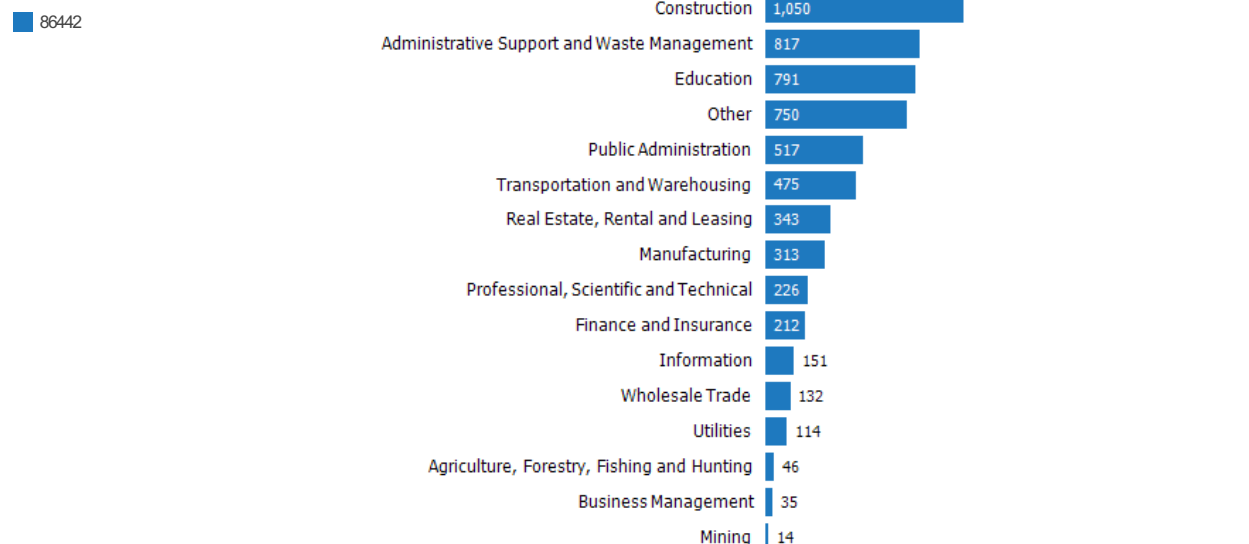
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census
Update Frequency: Annually



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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 86442

	86442	Bullhead City	Mohave County	Arizona	USA
Elevation (in feet)	879	1,114	3,733	4,193	—
Annual Rainfall (in inches)	6.13	7.25	10.21	13.12	—
Annual Snowfall (in inches)	0.01	0.48	4.79	13.11	—
Days of Full Sun (per year)	178	179	169	172	—
Travel Time to Work (in minutes)	—	19	20	25	26
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	1.5	—	—
Superfund Sites	0	0	1	20	2,370
Brownfield Sites	No	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

86442



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Sunrise Elementary School

School Details

Name
Sunrise Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Bullhead City School District

Address
2645 West Landon Dr,
Bullhead City, AZ 86429

Phone
(928) 754-1815

School Facts

Sunrise Elementary School

Bullhead City School District

Overall Grade

C+

C

Total Enrollment

369

2,775

Students per Teacher

18:1

18:1

Students in Free Lunch Program

99%

99%

Academic Grade

C+

C

Average GPA

—

—

Math Proficiency

37%

36%

Reading Proficiency

27%

31%

Gifted Students

7%

—

AP Enrollments

—

—

Graduation Rate

—

—

Average ACT Score

—

—

Average SAT Score

—

—

Teacher Grade

B-

C+

Average Teacher Salary

—

\$36,027

Teachers in 1st or 2nd Year

32%

38%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

School: Fox Creek Junior High School

School Details

Name
Fox Creek Junior High School

Level
Middle

Type
Public

Grades Served
6-8

School District
Bullhead City School District

Address
3101 Desert Sky Blvd,
Bullhead City, AZ 86442

Phone
(928) 758-3961

School Facts

	Fox Creek Junior High School	Bullhead City School District
Overall Grade	B-	C
Total Enrollment	486	2,775
Students per Teacher	19:1	18:1
Students in Free Lunch Program	99%	99%
Academic Grade	B-	C
Average GPA	—	—
Math Proficiency	44%	36%
Reading Proficiency	35%	31%
Gifted Students	9%	—
AP Enrollments	—	—
Graduation Rate	—	—
Average ACT Score	—	—
Average SAT Score	—	—
Teacher Grade	B-	C+
Average Teacher Salary	—	\$36,027
Teachers in 1st or 2nd Year	27%	38%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
 Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/20/2019 by Middle School Student

this school is very unsafe, fights going on 24/7 and bad teachers and policy they are very rude and unfair

Posted: 2/13/2016 by Niche User

Out of all the middle schools in the district, this school is probably considered the best. The school's funds help get students new equipment and different tools to help learn. Bad behavior is taken seriously, too. Also, the teacher's make an attempt to put in effort. I would choose this school again, but mostly because the other schools are worse.



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Posted: 2/13/2016 by Niche User

Most teachers just stand in front of the classroom and teach using the Promethean board, so it is not very effective to get students to pay attention. However, there is one teacher in particular who talks and explains the work, while giving real world problems to make the learning more interesting. Most students pay the most attention in her class.

School: Mohave High School

School Details

Name
Mohave High School

Level
High

Type
Public

Grades Served
9-12

School District
Colorado River Union High School District

Address
2251 Highway 95,
Bullhead City, AZ 86442

Phone
(928) 758-3961

School Facts

	Mohave High School	Colorado River Union High School District
Overall Grade	C	D+
Total Enrollment	1,183	1,914
Students per Teacher	22:1	23:1
Students in Free Lunch Program	65%	63%
Academic Grade	C	D+
Average GPA	3.43 (out of 539 responses)	3.4 (out of 853 responses)
Math Proficiency	5%	2%
Reading Proficiency	17%	18%
Gifted Students	—	—
AP Enrollments	54	—
Graduation Rate	91%	87%
Average ACT Score	23 (out of 82 responses)	23 (out of 116 responses)
Average SAT Score	1,060 (out of 28 responses)	1,060 (out of 50 responses)
Teacher Grade	C-	C-
Average Teacher Salary	—	\$43,761
Teachers in 1st or 2nd Year	59%	—

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 1/25/2019 by Senior

Id have to say that this school is phenomenal. They have teachers that actually care about the students and want to see them succeed to the fullest. Also all the extracurricular activities that go on in and out of school are ran so buttery smooth it's unbelievable.

Posted: 12/29/2018 by Senior

I would like to see the teachers care more, care more about the well being of students, how well they teach, and to be able to control their feelings.



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Posted: 10/21/2018 by Senior

My overall experience at Mohave High School has been very pleasant. I feel very safe when I attend and I feel that the teachers, for the most part, have a general interest in my education. The teachers have a desire for everyone to learn and progress their education level. There are numerous extra-curricular activities, and no matter your interests are, there is a club or sport fit for you. I believe that a few changes could be made at Mohave High School. One change would include better restroom facilities and better school lunches for those who can't afford their own. Another change that I would like to see would be the landscaping on the campus.

Posted: 7/1/2018 by Senior

Mohave High School is overall a decent school. My favorite thing about Mohave is the school spirit the students and staff proudly show. There are a lot of opportunities for students to get involved in daily campus activities as well. However, the level of academics could improve and the staff could also improve. I would like to see Mohave interact more with all of their students instead of just a particular crowd. Also, Mohave High School should update many of their policies that don't apply to students in this modern age. Mohave High School is not perfect but I am grateful for the high school experience it has provided me so far.

Posted: 11/9/2017 by Senior

MHS has an administration that cannot properly handle their jobs or matters such as education, athletics, and student life. Academics are struggling, as we have few honors, DE and AP classes, and resources and teachers are low and sparing in quality. Administration is the stem of all issues, as they cannot send resources to necessary programs, do not pay teachers proper salaries, and refuse to listen to student complaints or issues. Students try to motivate themselves in spite of a struggling program, and there are small groups of highly talented and studious members. Teachers are great, average, or poor. One thing they all have in common is that they are underpaid by admin. Students are very spirited and try their best to create fun events on campus, but are very limited by administration. Admin is very sexist, and have changing policies for things such as men's sports versus women's sports. They're very religious, and allow that to factor into student dress codes and events.



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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>



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6/7/2019



Diggs Title Agency

Contact:
Carol Paolo, Senior Escrow Officer
carolp@driggstitle.com

Work: (480) 422-7581
Fax: (480) 295-7582

3303 S. Lindsay Road
Suite 103
Gilbert, AZ 85297

www.driggstitle.com

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

Title Commitment



EXCEPTIONS FROM COVERAGE

Escrow No.: 19-06-151349CP

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.



ATTACHMENT ONE (CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6-2-98) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (06-17-06) EXCLUSIONS

Escrow No.: 19-06-151349CP

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. Land use
 - d. improvements on Land
 - e. Land division
 - f. environmental protection
- This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
- This Exclusion does not limit the coverage described in Covered risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24, or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs. Attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25, and 26; or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Coverage Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the exercise of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

Driggs Title Agency, Inc.

Commitment

Escrow No.: 19-06-151349CP

Due to the volume of closings and, per the purchase contract, if loan documents are not received within 3 days of funding, the escrow may be delayed.

In response to the application for a policy of title insurance referenced herein, **Driggs Title Agency, Inc.** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Schedule B attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

THE POLICIES CONTEMPLATED BY THIS REPORT WILL BE ISSUED BY DRIGGS TITLE AGENCY, INC., UNDERWRITTEN BY ALLIANT NATIONAL TITLE .

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Schedule B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

A CPL is available upon request by any depositing party.

All currently vested owners and all potential owners have been searched for any judgment liens that may affect the property herein described.

Driggs Title Agency
2680 S. Val Vista Dr., Suite 152, Bldg. 10-Suite 152
Gilbert, AZ 85295

A handwritten signature in dark ink that reads "Nicole Taylor".

Authorized Agent or Officer

Commitment Version: 1

COMMITMENT FOR TITLE INSURANCE

Issued By

Driggs Title Agency, Inc.
Underwritten by Alliant National Title

SCHEDULE A

Escrow No.: 19-06-151349CP

Commitment Effective Date: June 06, 2019 8:00 A.M.

Title No.: 19-06-151349CP

Proposed Coverage:

1. Policy (or Policies) to be issued:

a. LTAA Standard Owners Policy In the Amount of: \$

Proposed Insured:
"TO BE DETERMINED"

b. In the Amount of: \$

Proposed Insured:

c. In the Amount of: \$

Proposed Insured:

2. Title to the estate or interest in the land upon issuance of the Policy shall be:

Fee

3. The Fee estate herein described is currently vested in:

The Heirs and/or Assigns of the Estate of Olice W. Davis, Jr., Deceased

The Fee estate herein described upon issuance of the Policy shall be vested in:
"TO BE DETERMINED"

4. The land referred to in the Commitment is described as follows: **See Exhibit A attached hereto and made a part hereof.**

EXHIBIT "A"

Escrow No.: 19-06-151349CP

:
:
:

Lot 4, Block 3, TERRA GRANDE TRACT NO. 4023-A, according to the plat of record in the Office of the County Recorder of Mohave County, Arizona, recorded January 5, 1984, at Fee No. 84-242.

APN: 213-19-049

REQUIREMENTS

Escrow No.: 19-06-151349CP

For the current tax information Mohave County Treasurer
please, prior to recording contact: 700 W. Beale St.
Kingman AZ 86401

Phone No.: 928-753-0737

(mohave.az.us)

TAX INFORMATION:

Parcel No.: 213-19-049
Year: 2018
Full year \$180.50
amount:

1. Proper showing that all regular and special assessments levied by Bullhead City Waste Water Division; Bullhead City Refuse Collection; Bullhead City Sewer Improvement District No. 1 and Bullhead City Pest Abatement District , including any transfer fees, now due and payable ,are paid in full.
2. There are no Deeds of Trust currently of record.

NOTE: Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing. Upon confirmation by the Owner of no open Deed of Trust or Mortgages encumbering the land described herein, we will require an "Owner's Affidavit of No Liens/ No Open Deed of Trust".

THIS REQUIREMENT MUST BE TO THE TITLE DEPARTMENT AT LEAST 48 HOURS PRIOR TO CLOSE OF ESCROW.

3. Record a certified copy of Letters of Appointment of Personal Representative issued out of the Superior Court of the State of Arizona, Mohave County, in the matter of the estate of Olice W. Davis, Jr. , Deceased, Probate Number "TO BE PROVIDED" , without restriction, as to the transaction to be insured herein OR a recorded Affidavit for Transfer of Title of Real Property, if property value supports said affidavit. Certification must be within 60 days of closing.
4. Furnish to the Title Department the names of the Buyers prior to close of this transaction.

THIS REQUIREMENT MUST BE TO THE TITLE DEPARTMENT AT LEAST 48 HOURS PRIOR TO CLOSE OF ESCROW.

5. Record Deed from "TO BE PROVIDED" , as Personal Representative of the Estate of Olice W. Davis, Jr., , Deceased, Probate No. "TO BE PROVIDED" to "TO BE PROVIDED" .
- 6.. Record Deed of Trust to be insured herein:
Trustor: "TO BE DETERMINED"
Trustee: Driggs Title Agency, Inc
Beneficiary:
Amount: \$

LENDER'S NOTE: There is located on said land a No Improvements - Vacant Land purportedly known as 2718 Avenue Colibri, Bullhead City, Arizona 86442

NOTE: The following is for informational purposes only:
The current vesting referred to in Schedule A herein, is pursuant to the following documents of record affecting the chain of title: Special Warranty Deed, recorded June 14, 1984 in Recording No. in Book 1030, Page 468 from Lawyers Title of Arizona, an Arizona corporation to Olice W. Davis, Jr., a single man.

END OF REQUIREMENTS

SCHEDULE B

Escrow No.: 19-06-151349CP

**** NOTE:** The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

1. Reservations, rights, easements or other matters as may be set forth in the Patent to said land recorded in the office of the County Recorder, or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water, whether or not the matters excepted are shown by public records.
3. Full Year Taxes for the year 2019 a lien not yet due and payable. First half due and payable October 1, 2019 and delinquent on November 1 of that year. Second half payable on or before March 1 of the following year and delinquent on May 1 of that same year.
4. Easements, restrictions, and set-back lines as shown on the recorded plat of said subdivision
5. Any actions by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent of the date of the Policy of Title Insurance.
6. Liabilities and Obligations imposed upon said land by reason of its inclusion within water, improvement, fire or other districts or associations, if any.
7. Liabilities and obligations imposed upon said land by reason of its inclusion within a district formed by the following named company(ies):
Bullhead City Waste Water Division; Bullhead City Refuse Collection; Bullhead City Sewer Improvement District No. 1 and Bullhead City Pest Abatement District.
8. Any easements not disclosed by those public records which impart constructive notice and which are not visible and apparent from an inspection of the surface of said land.
9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact a correct survey would disclose, and which are not shown by the public records.
10. All matters contained in instrument(s) setting forth covenants, conditions, restrictions, liabilities, obligations and easements: Recorded: in Book 988, Page 290 (but omitting if any, such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant a)is exempt under Chapter 42, Section 3607 of the United States code or b)relates to handicap but does not discriminate against handicapped persons)
11. Resolution Number 1915 for the Bull Head City Abatement District as shown in Book 1270, Page 960 of Official Records .
12. Resolution Number 89R-066 as shown in in Book 1615, Page 688 of Official Records .

ATTACHMENT ONE

Escrow No.: 19-06-151349CP

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) WITH A.L.T.A. ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or

(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy, or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above ALTA policy forms, dated 06-17-06, may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

PRIVACY POLICY NOTICE

Purpose of Notice:

Alliant National Title Insurance Company and Driggs Title Agency respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

Disclosure Statement

Escrow No.: 19-06-151349CP

Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- (a) Print must be ten-point type or larger.
- (b) Margins of at least one-half inch along all sides, including top and bottom, except the top of the first page which must be at least two inches for recording and return address information. The margin must be clear of all information including, but not limited to, notaries, signatures, and page numbers.
- (c) Each instrument shall be no longer than 8 1/2 inches in width and 14 inches in length.

First half taxes are due on October 1 of the taxable year, and become delinquent on November 1. Second half taxes are due on March 1 of the following year, and become delinquent on May 1.

Arizona notaries who have renewed their commission after July 20, 1996 must use an ink seal; embosser seals will not be accepted subsequent to such renewal.

A COPY OF THIS COMPANY'S PRIVACY POLICY NOTICE IS ATTACHED HERETO FOR YOUR REVIEW. IF, FOR ANY REASON, YOU DO NOT FIND IT ATTACHED AND YOU WISH TO REQUEST A COPY, PLEASE CALL OUR OFFICE AT (602) 589-5300.

Closing Protection Letter

Escrow No.: 19-06-151349CP

Pursuant to ARS 6-841.02, a real property escrow agent that is a title insurance agent shall disclose to the buyer and seller of a residential dwelling that the title insurer may offer a closing protection letter that provides for the loss of escrow monies due to fraud or dishonesty of the escrow agent to both buyer and seller. This disclosure applies only to transactions involving a buyer and seller of a residential dwelling (an owner occupied structure or an investment that is designed for residential use by four or fewer families).

Pursuant to ARS 6-841.03, be advised that monies deposited in an escrow account are not insured against loss from fraud or theft by the State of Arizona or the United States Government. Said funds are, however, deposited in a custodial escrow account at a banking institution whose accounts are insured by the Federal Deposit Insurance Corporation.

Deposit of Monies

Pursuant to ARS Section 6-834, as a depositing party to an escrow transaction you have the right to earn interest by having your funds deposited into an interest bearing account.

Driggs Title Agency, Inc. will establish a separate interest bearing account if you elect to have your funds earn interest. Our fee for this service is \$50.00.

Your funds will earn interest at the prevailing rate of interest paid by the financial institution into which the funds have been deposited.

The following is an example of the amount of interest you might receive for a \$1,000.00 deposit of a typical escrow transaction. The interest rate will be determined by the bank and may change from time to time based on the then prevailing rate offered by the bank.

Example: \$1,000.00 Deposit
Interest rate of 1.50%
Based on a thirty day period = \$1.23

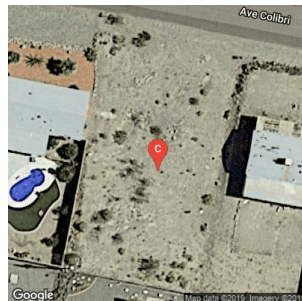
Driggs Title Agency, Inc. or its underwriter shall not be responsible for any penalties, or loss of principal or interest or any delays in the withdrawal of the funds which may be imposed by the Depository as a result of the making or redeeming of the investment pursuant to our instruction, nor shall Driggs Title Agency, Inc. or its underwriter be liable for any loss or impairment resulting from the failure, insolvency or suspension of financial institution.

Should you wish to receive interest on your deposit, or acquire a closing protection letter, please contact: Carol Paolo at 480 422 7581

Tax Information

2718 AVENIDA COLIBRI, BULLHEAD CITY, AZ, 86442

APN: 213-19-049



Last Sold	6/1/1984	Pool	Yes
Last Sale Price	\$14,500		
Owner	-		
Mailing	PO BOX 217		
	ANNONA, Texas 75550-0217		
Lot	0.22 Acres / 9583 Sqft		
Year Built	-		
SqFt	-		
Class	-		
Added Attached	None		
Added Detached	None		

Subdivision - TIERRA GRANDE

Improved Lots	256	Single Story	214	Avg Sqft	2210.02
With Pool	0	Multiple Story	42	Avg Lot	16312
Year Built	1984-2018				

Tax Assessment

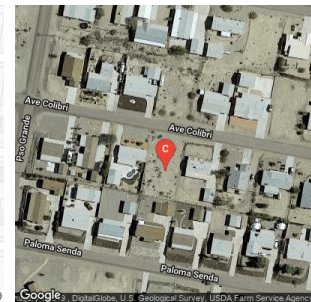
	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Final	2019 Prelim	2020 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$16,047	\$16,047	\$16,047	\$12,035	\$12,035	\$9,374	\$11,650	\$13,700
FCV Total	\$16,047	\$16,047	\$16,047	\$12,035	\$12,035	\$9,374	\$11,650	\$13,700
YoY Change %	-22%	0%	0%	-25%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LPV Total	\$16,047	\$16,047	\$16,047	\$12,035	\$12,035	\$9,374	\$9,843	\$10,335
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$318	\$324	\$316	\$226	\$237	\$181	\$0	\$0

Flood Zone

Map Number	04015C4756G	(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	4756G	
FEMA Zone	X	

Additional Information

Parcel	213-19-049
County	MOHAVE
MCR Number	-
Municipality	-
Section / Township / Range	19 / 20N / 21W
Lot / Block / Tract	4 / 3 / 0
Census Tract / Block	951502 / 1026
Tax Area	1579
Latitude, Longitude	35.108014, -114.557257
Property Type	(0001) VAC UNDETERMIN URBAN SUBDIV
Legal Class	AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Colorado River Union High School District Bullhead City Elementary School District
Legal Description (Abbrev)	T20N R21W SEC 19 TIERRA GRANDE TRACT NO 4023-A BLK 3 LOT 4 CONT 9 600 SQ FT



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Zoning Map

